



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

www.mcminnvilleoregon.gov

Historic Landmarks Committee
ZOOM Online Meeting
March 11, 2021 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/93890562975?pwd=d0tPRIR6b0FWaFVxVXIKVHMxamtrQT09>

Zoom Meeting ID: 938 9056 2975
Zoom Meeting Password: 042566

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

Committee Members	Agenda Items
John Mead, Chair	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes
Mark Cooley, Vice-Chair	<ol style="list-style-type: none"> A. June 25, 2020 Meeting Minutes (Exhibit 1) B. July 23, 2020 Meeting Minutes (Exhibit 2) C. January 28, 2021 Meeting Minutes (Exhibit 3)
Mary Beth Branch	<ol style="list-style-type: none"> 4. Action Items A. HL 1-21: Certificate of Approval for Demolition (Exhibit 4)
Joan Drabkin	<ol style="list-style-type: none"> 900 SE Baker Street (Mac Hall on Linfield University Campus) 5. Discussion Items
Hadleigh Heller	<ol style="list-style-type: none"> A. Annual Committee Ethics & Public Meeting Training 6. Committee Member Comments
Christopher Knapp	<ol style="list-style-type: none"> 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.



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EXHIBIT 1 - MINUTES

June 25, 2020
Historic Landmarks Committee
Regular Meeting

3:00 pm
Zoom Meeting
McMinnville, Oregon

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

1. Call to Order

Chair Branch called the meeting to order at 3:08 p.m.

2. Citizen Comments

None

3. Approval of Minutes

A. January 23, 2020 Meeting Minutes

Committee Member Drabkin moved to approve the January 23, 2020 meeting minutes. The motion was seconded by Committee Member Knapp and passed 4-0.

4. Action Items

A. Review of Downtown Design Standards Chapter

Senior Planner Darnell said an item on the Committee's work plan was to discuss the Downtown Design Standards. He intended to go through the code document and the Committee could identify any issues and direct staff to either research items or make potential draft changes. Some general issues were applying the design standards to a multi-family residential building product, process for amendments to a plan that had already been approved by the Committee, and specificity and level of detail required of construction plans submitted for review.

Senior Planner Darnell reviewed the Purpose Statement.

There was discussion regarding what the words in quotes meant, such as “themed” and “main street.” There was consensus for staff to come back with definitions from other cities and McMinnville’s Main Street organization for what “main street” meant.

There was further discussion regarding the first sentence of the Purpose Statement including “other elements” and what that meant. Senior Planner Darnell thought it meant signage, benches, etc. He could put together a map showing the boundaries of the different districts in this area.

Senior Planner Darnell reviewed the Applicability section of the code. There was consensus to add “sign alterations” in Letter B. There was discussion regarding addressing built structures and streetscape items in the downtown design standards and coordinating with different departments to follow the standards.

There was consensus to copy the definition of “similar” from the Secretary of the Interior standards language in Letter C or use the same definition for “alteration” that was found later on in the code. The Committee wanted to look into the maintenance language in Letter D.

Senior Planner Darnell discussed the Review Process section. He discussed the language regarding what needed to be submitted with applications.

There was discussion regarding the scope of projects and how much should be required to submit. The Committee thought some thresholds could be created by project type and scope of project. The Committee also wanted to clarify the details that would need to be submitted such as cross section details and dimensions in the detailed drawings. It was also noted that they should specify that the plans and drawings in the application were what was being approved and should be exactly what was going to be constructed unless otherwise noted.

The Committee agreed that minor and major alterations needed to be defined and that minor alterations could be approved by the Planning Director if there were no variances being requested. The Committee thought that any alteration to an opening in the exterior of the building should not be considered minor. It was suggested to have an easy application for a paint color change to be brought to either staff or the Committee, and that it have a small fee or no fee at all.

Senior Planner Darnell said fees were based on cost recovery for the services that the City provides, but that if the review process did not require much staff time there could potentially be a less expensive application fee developed for smaller project types.

There was discussion regarding the fee for appeals. Senior Planner Darnell noted again that McMinnville’s fees were based on cost recovery were lower than most other comparable cities. The Committee discussed how to streamline the process for certain applications with little level of review by staff to reduce the fees.

Senior Planner Darnell went over the Review Criteria. There were no concerns with the criteria.

Senior Planner Darnell explained the Building and Site Design standards.

There was discussion regarding the exceptions to the setback requirements. It was noted that the purpose of the exceptions was to align with the purpose statement.

There was discussion regarding the building design and the wording about buildings on street corners or intersections that should “appear to be two-story in height.” The Committee thought that there should instead be a maximum height allowed.

There was further discussion regarding the perception of the Committee being against development in downtown and the need to have a balance between the purpose of the Committee and meeting the mission and goals of the City. The standards should be there to provide the Committee with a direction in what they had been tasked to do, which was to review development for conformance with city codes. There was consensus to look at the numbers for the potential maximum building height to be more in line and consistent with the downtown built environment. The Committee also discussed the potential for height to be treated differently by geography, with Third Street facing properties or the historic district boundary having a different height standard than other blocks within the Downtown Design area.

5. Committee Comments

None

6. Staff Comments

None

7. Adjournment

Chair Branch adjourned the meeting at 5:04 p.m.



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EXHIBIT 2 - MINUTES

July 23, 2020
Historic Landmarks Committee
Regular Meeting

3:00 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Mary Beth Branch, Mark Cooley (arrived at 3:10 p.m.), Joan Drabkin, and John Mead

Members Absent: Christopher Knapp

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. Approval of Minutes

A. February 27, 2020 Meeting Minutes

Committee Member Mead moved to approve the February 27, 2020 minutes. The motion was seconded by Committee Member Drabkin and passed 3-0.

4. Action Items

A. HL 2-20: Certificate of Approval for Demolition - 207 NE Johnson Street

Chair Branch opened the public hearing. She asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. She asked if any Committee member needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Senior Planner Darnell presented the staff report. This was a request for a Certificate of Approval for demolition of the building at 207 NE Johnson Street. He described the site location. The building was listed as an environmental resource on the Historic Resources Inventory. He explained the review criteria the Committee was to base the decision on. The applicant's findings focused on the condition of the historic resource, significance of the historic resource, deterrent to an improvement

program, financial hardship of investment required to update the structure to an acceptable level of use, and it was not in the best interest of the majority of residents of the City. The applicant provided evidence that the building was in poor condition. Some of the features from when the resource was originally recognized had been lost, such as the windows and doors. There was damage to portions of the structure including the foundation, water damage, and floor joists and support beams. Staff did not think the physical condition of the building met the criteria. The applicant also completed research into the process by which historic resources were evaluated and included on the Historic Resources Inventory. This resource was classified as environmental during the first level of evaluation and was not scored during the second level of evaluation. For that reason, the applicant did not think it was significant at the time it was designated. The applicant provided cost estimates for renovation versus demolition. It would cost \$160,000 for renovation and \$55,000 for demolition, and the applicant argued that the cost of renovation was a financial hardship. The value of the structure was approximately \$127,000 and the applicant argued that the cost of renovation was not reasonable based on the economic use. One of the primary arguments was that this property was intended to be used for an affordable housing project that would provide 14 units. The applicant further argued that retention of the building was not in the best interests of the majority of citizens because the proposed housing project was a more substantial benefit. There was a recent precedent for requiring the property owner to provide an opportunity for relocation of the resource and to make the funds that would have been spent on demolition to be available to assist in moving the structure. The applicant's findings and description of the affordable housing project might be found to be more influential when weighed against other review criteria. However, there was no assurance that the affordable housing project would move forward. If the HLC found that the applicant had provided adequate findings, staff recommended approval with conditions related to relocation, assistance for moving, permits for the new project prior to demolition, and documentation. If the HLC did not find that the applicant provided adequate findings, staff recommended a continuance to allow the applicant to provide additional information or to allow staff to update the decision document. He then reviewed the recommended conditions of approval.

Committee Member Cooley asked about the height requirements for C-3. Senior Planner Darnell said the maximum height was 80 feet but for multiple family in the C-3 zone, it would be limited to 60 feet.

Committee Member Cooley asked if there were additional restrictions for the downtown design overlay. Senior Planner Darnell yes, the property was in that overlay and any new construction would be subject to those standards. The applicant was aware of that fact.

Committee Member Mead asked about availability of affordable housing in the City. Senior Planner Darnell said housing in general had been identified as needed in the City, as part of the City's efforts and studies related to the potential expansion of the Urban Growth Boundary. There had been an increase in housing costs and there was a need for higher density housing to provide lower cost housing options. The Housing Needs Analysis had recently been updated which also showed the need for higher density housing as well as need for housing across the different income levels.

Committee Member Mead asked about the definition of affordable housing. Senior Planner Darnell said there were many different definitions, but generally true affordable housing has income restrictions that are legally binding on the property. A common threshold of housing units being considered affordable is if the rent levels are affordable to people earning 80% or lower of area median income. The applicant was proposing a development for lower income residents targeting elderly and single parents with children.

Committee Member Cooley asked about the option of moving the structure. Committee Member Mead said that was something proposed by a previous applicant and the Committee approved it. Committee Member Drabkin said they did not end up moving the structure and it was demolished.

Senior Planner Darnell said even though the move was not successful, staff did get inquiries about it. The main problem was there was no lot available to move it to.

Joe Pearson, applicant, said the house was in the way of doing their affordable housing project. His dream was to develop the property for the working poor and elderly. Elderly would live on the bottom floor and single parents would live above and both groups would be able to interact with each other. A community center would be developed at the same time so they could have activities together. The project was being done through Operation Generation and this house was dilapidated and he would like to remove it. The demolition estimate was high due to possible asbestos and lead paint. If they could get federal dollars to help with the project, he estimated the rent for the apartments would be \$600-\$800 per month.

Andrea Shinn, Executive Director of Operation Generation, was working with the state on funds for the project and if they received those funds, they would be required to stay within the low income range mentioned by Senior Planner Darnell. The rates would be kept at a level that would meet those standards.

Chair Branch asked about the ownership of the property. Had the church owned it since 1995 and who had been responsible for its upkeep? Mr. Pearson said this church in 1939 joined the Assemblies of God denomination and through the years there had been different pastors. Five years ago the church was in serious decline and only 28 elderly people were left and they still wanted to keep the church going. It had been under a lot of disrepair and they asked his church to join with them and they did so and he became the pastor. The affordable housing project was a need they wanted to meet where the elderly and young worked together. It would be part of the church's ministry. The building was currently being used for housing church staff, but it needed a lot of repairs. It would soon be vacant and it was a good time to move forward with the vision for the property. This house had been part of the church since the 1930s.

Chair Branch asked if they had a timeline for construction of the affordable housing project. Mr. Pearson said they would like to get started as soon as the funds became available. They also could not move forward until the house was demolished. They were committed to the project.

Committee Member Cooley asked if he knew the value of what a monthly rent of the house would be. Mr. Pearson said they considered it \$500 per month.

Committee Member Cooley asked if the \$55,000 for demolition was restricted to removing the structure from the site or included other things like site prep or utilities. Mr. Pearson said it would include site preparation. He would prefer not to get other people involved, such as someone else moving the house off the property.

Committee Member Cooley said they needed to make sure in the condition that if the \$55,000 was used to move the structure, the site needed to be left in a condition ready for building.

Committee Member Cooley asked if there were any other private or public agencies they were working with who could provide testimony in support of this application. Mr. Pearson said they had a relationship with Head Start who used their facility when there was overflow. They could provide a letter of support from CEP which was his denomination's church extension plan that helped fund facilities. They would like to build this project with donated funds. Ms. Shinn said one of their big supporters was Catholic Community Services. They had funds set aside for the planning phase of the project and they were working with a lot of local organizations including First Federal and the Chamber. She was also connecting with the Ford Family Foundation. Senior Planner Darnell said the Affordable Housing Task Force, Mayor, City staff, and Oregon Housing Community Services were aware of the project as well.

Elizabeth Dent, McMinnville resident, was in favor of the application. It would provide affordable housing and improve the look of the property as the house was currently an eyesore.

Chair Branch closed the public hearing.

The Committee deliberated on the application.

Committee Member Mead thought the applicant had shown sufficient findings to support that the economic use of the resource had not been able to be used for a number of years and moving forward it would be very expensive to get it into a usable condition. The economics to do so would be challenging and create one single high rent place. He was concerned about asking a non-profit to contribute \$55,000 to moving costs.

Chair Drabkin thought in order to preserve the house there needed to be an incentive like that. She thought the amount was fair.

Senior Planner Darnell said the value of the demolition might not be the same if someone was moving the building if they weren't going to do the site prep work. There was language in the condition that allowed the applicant to put together a reasonable cost estimate to be negotiated with the Planning Director. The previous application that had this condition estimated \$10,000 for the demolition.

There was discussion regarding advertising a lower amount, such as \$10,000-\$20,000, for the moving costs.

Committee Member Cooley thought the method of preserving the resource by moving it to a different location was a way to establish economic value of the structure. It was still unclear how to do an economic use analysis and he was not sure if they were comparing the right numbers. They needed to figure out a better way of giving the Committee grounds to work from for approving or denying an application for demolition especially when there were other resources on the registry that had more economic usefulness as another use rather than a single family residence or preserved home being used as an office.

Committee Member Mead asked if the economic question was if it was feasible to renovate and preserve the structure or if it was the best economic use of the site. Senior Planner Darnell said the language in the code was not clear. They were weighing the economic use of the historic resource against the economic use of what the applicant was proposing to do. They did not have a good way to make those comparisons. Currently they looked at the potential investment required to the existing value of the structure.

Committee Member Drabkin said there was also a value in preserving the house, which did not particularly have a dollar value but it was important to meet the Committee's mission.

Senior Planner Darnell said the historic value is an important factor as well, and that was captured in some of the other criteria. It was a case by case basis and deciding how much weight was given to each criterion.

Committee Member Cooley agreed that an application could still be denied because even though it lost its economic use, it was considered to be a valuable historic resource and its economic value was second to that. He was trying to make it clearer for applicants and the information they should prepare and what to expect from the Committee.

Chair Branch said regarding the value and significance of the resource, it was significant for her to read the description from the 1980s that called out the front porch and enclosure that appeared to be an addition and there was not much about the original structure that was there to protect. She did not think it was a significant resource in the City.

Committee Member Mead agreed. This structure was in line with the significance of the other structures they had approved for demolition.

Committee Member Cooley also agreed and thought they should take into account the condition of the surrounding area as well. An environmental resource surrounded by uses incompatible with historic use counted against it significantly.

Chair Branch said regarding the physical condition of the resource, she did not think that finding was satisfied. Any language in the application about parking lots and sidewalks had to be addressed regardless of what development they would do and was irrelevant to the demolition request. Senior Planner Darnell said that was the way staff had drafted the finding for that criterion.

Chair Branch said the current leadership of the church had only been in leadership since 2014 but there had not been a change of ownership and the condition of the property had gone downhill under its current ownership.

The Committee agreed that the physical condition criterion was not satisfied.

Chair Branch said regarding whether the resource constituted a hazard to the safety of the public, she did not think that was satisfied either. The Committee agreed.

Chair Branch said regarding the historic resource as a deterrent to an improvement program, she thought this was the strongest criterion with the development of the affordable housing project. She agreed that a condition should be included that demolition would not be allowed until building permits were submitted.

Committee Member Drabkin agreed this criterion carried the most weight for approval. If the applicant moved forward with their plans, it would be a greater benefit to the citizens than the house would be if it was retained. There was a dire need for affordable housing and she hoped that they would go forward with their plans as stated. This was the reason to approve the application.

The Committee agreed.

Chair Branch clarified the public interest was the most important thing they were considering in this application.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Committee Member Drabkin moved to approve HL 2-20 with the conditions recommended by staff and amending Condition #2 to the amount of \$15,000. The motion was seconded by Chair Branch and passed 4-0.

5. Discussion Items

A. Continued Review of Downtown Design Standards Chapter

This item was continued to the next meeting.

6. Committee/Commissioner Comments

None

7. Staff Comments

None

8. Adjournment

Chair Branch adjourned the meeting at 4:54 p.m.



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EXHIBIT 3 - MINUTES

January 28, 2021
Historic Landmarks Committee
Regular Meeting

3:00 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Mark Cooley, Joan Drabkin, Christopher Knapp, and John Mead
Members Absent: Mary Beth Branch and Hadleigh Heller – Youth Liaison
Staff Present: Heather Richards – Planning Director and Chuck Darnell – Senior Planner
Others Present: Scott Hill – Mayor and Chris Chenoweth – City Councilor

1. Call to Order

Vice Chair Mead called the meeting to order at 3:01 p.m.

All Committee members introduced themselves to new Council liaison Chris Chenoweth. Vice Chair Mead explained the work of the Committee and Mayor Hill clarified the role of the Council liaison to the Committee.

2. Citizen Comments

None

3. Election of Chair and Vice Chair

Committee Member Drabkin suggested the Chair rotate among the members and that the Vice Chair move to the Chair position and a new Vice Chair be chosen every year.

Vice Chair Mead thought Chair Branch should be Chair for one more year and then it could rotate.

Committee Member Drabkin was concerned about the perception since Chair Branch was a business partner with Councilor Geary. She thought Chair Branch was doing a great job as Chair.

Vice Chair Mead said every Committee member had the same, one vote and Chair Branch had recused herself when there was an issue. He was willing to be Chair if that was the direction of the Committee.

Committee Member Cooley did not think there had been any conflict previously and Chair Branch was doing a fantastic job. He thought the biggest issues came from applicants who

hadn't understood the application and review process. They were working on ways to make the public more aware of the requirements early on and one way was to tell people they had business relationships with about them. The applications that had come through from Chair Branch and Councilor Geary were better than most because they knew the process.

There was consensus to discuss the option for a rotating chair at a future meeting when all members were present.

Committee Member Drabkin moved to nominate John Mead as Chair. The motion was seconded by Committee Member Knapp and passed unanimously.

Committee Member Mead moved to nominate Mark Cooley as Vice Chair. The motion was seconded by Committee Member Drabkin and passed unanimously.

4. Action Items

A. Discussion & Potential Approval of 2021 Work Plan

Senior Planner Darnell explained the items that had been included in the 2021 Work Plan. These included continuing the work that was in process, finishing the updates to the website, Historic Preservation Award program, conducting outreach with residential property owners from previous survey areas, and using CLG grant funds for projects. The Certified Local Government Grant application was due in February and they would have to know the projects to include. He suggested using the grant funds for historic preservation awareness, outreach, and education and hiring a consultant to assist with code analysis and updates, especially in regard to demolitions and downtown design review.

Planning Director Richards had concerns about the historic preservation program and education and awareness in the community. The community needed to be more aware of the value of historic preservation and the program the City used to implement and protect historic landmarks. The ability to use CLG funds to hire someone to help market historic preservation would be beneficial. She had been concerned about the number of demolition reviews versus the number of rehab project reviews.

Senior Planner Darnell said the amount of the CLG grant was \$10,000 and the City provided a match. The total amount would be \$20,000.

Planning Director Richards thought for the downtown design guidelines they could use Urban Renewal funding.

Chair Mead said he, Committee Member Branch, and Senior Planner Darnell would be meeting regularly to work through the guidelines.

Committee Member Drabkin asked how COVID would affect marketing.

Chair Mead said the marketing could be digital.

Committee Member Cooley asked if CLG funds could be used for outreach to the residential property owners from previous survey areas.

Senior Planner Darnell said yes, they could hire a consultant to assist with the overall awareness program as well as property owner outreach. Planning Director Richards said if the program was seen as a regulatory program with a lot of barriers it was difficult to get property owners to agree to add their property to the inventory.

Planning Director Richards said not much had been added to the inventory over the past 40 years. Property owners could request to not be part of the inventory and the support of the program was much more critical now from a jurisdictional perspective as well as a community value perspective. There were financial incentives for being on the inventory such as increased property values and tax credits. Those were the types of things a consultant could help craft a message about.

Committee Member Knapp was in favor of using the grant funds for marketing.

Chair Mead agreed there was a need for outreach to create awareness and education for the community at large both for modifications to properties on the inventory and the value of historic preservation. He was also in favor of using the grant for marketing.

There was consensus to use the grant funds for the public awareness and marketing projects only. The same marketing could be used to assist with the outreach to property owners in the areas that survey work had been done. Staff could explore other resources to help with updating the downtown design standards.

Committee Member Drabkin moved to approve the 2021 Work Plan with the modifications that the CLG grant funds be directed towards public awareness, education, and marketing. The downtown design standards update and review of historic preservation portions of the code would be completed internally. The motion was seconded by Committee Member Knapp and passed unanimously.

5. Committee/Commissioner Comments

None

6. Staff Comments

None

7. Adjournment

Chair Mead adjourned the meeting at 4:00 p.m.



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EXHIBIT 4 - STAFF REPORT

DATE: March 11, 2021
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: PUBLIC MEETING: HL 1-21 (Certificate of Approval for Demolition) –
900 SE Baker Street (Linfield University Campus)

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 900 SE Baker Street (Tax Lot 400, Section 20DD, T. 4 S., R. 4 W., W.M.). The existing building is listed on the McMinnville Historic Resources Inventory as an “Significant” historic resource - resource number B549. (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 900 SE Baker Street, and the historic landmark and building in question is located on the Linfield University campus. The property is identified as Tax Lot 400, Section 20DD, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below, which identifies the approximate location of the building in question.**

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 1-21

Attachment B: HL 1-21 Application Materials

Figure 1. Vicinity Map (Building Outline Approximate)

The existing building on the subject property was listed on the Historic Resources Inventory as an Significant resource (resource number B549).

The property was originally surveyed in 1983 and 1984, 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 B549) 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:

“A group of McMinnville businessmen led by R.H. Windishar raised funds for Mac Hall in 1936. Mac hall was the “first dormitory in the history of the college to be built especially for men.” It was completed in 1937 and was intended to hold 58 students, “with spacious public lounges and an apartment for the house-mother. This building was named Mac Hall in joint recognition of the nickname of the City of McMinnville and that of “Old Mac,” the college so dear to students and faculty alike before its name was changed to Linfield.” (Jonas Jonasson in Kenneth Holmes’ Linfield’s Hundred Years, 1956, p. 47 and 66.)

This two and one-half story building has a high gable roof with gable end wall terminating in a squared peak, dutch gable style. The enclosed roof eaves have dentilled frieze. There is a continuous shed roof dormer on both sides. A small hip roofed dormer frames the door on the street side. The campus facing

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 1-21

Attachment B: HL 1-21 Application Materials

side has an applied pediment on Tuscan Doric columns. The door has side lights and a segmented arch single light transom. Both sides are bilaterally symmetrical. The corners have quoins. There are 9 bays on street and campus sides and 3 at ends. Windows are 8/8 double hung sash.”

An image of the historic resource from the time of the survey in 1983 is provided below:



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

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 1-21

Attachment B: HL 1-21 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.

Attachments:

Attachment A: Decision, Findings of Fact and Conclusionary Findings for the Approval of HL 1-21

Attachment B: HL 1-21 Application Materials

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 preservation being a deterrent to an improvement program of substantial benefit to the city, the existing condition of the historic resource, the amount of investment required to bring the structure back to an acceptable level to provide an economic and reasonable use (and the associated financial hardship of that investment), and that retention would not be in the best interests of a majority of the citizens of the city.

An overarching and primary factor in the applicant's findings for the demolition of the existing historic resource is that Linfield University is in dire need of new and expanded spaces to support its science program and curriculum. The proposal includes a future project, should the demolition be approved, that would involve the construction of an addition to Graf Hall (the existing building to the west of Mac Hall) that would connect to a new building in the existing location of Mac Hall. The new construction would function as a connected and centrally located science "complex" between the existing Murdock Hall, Graf Hall, and the new building/addition. The applicant has provided extensive findings for the need for this science complex to be located in the location of the existing science buildings (Murdock and Graf Halls), which necessitates using the site area that is currently occupied by Mac Hall. This science complex and new building addition are the improvement program that the applicant proposes would be deterred if the existing historic resource was preserved. The applicant has provided arguments and findings for the fact that this expanded science complex is crucial to the future success and viability of the university, which the applicant is arguing is a substantial benefit to the City that overrides the public interest in the preservation of the historic resource (review criteria 17.65.050(B)(6)).

Related to this argument for the need for the centrally located science complex, the applicant has also provided findings related to the existing condition of the historic resource, and more specifically, that the existing condition of the resource results in no economic use and that preservation of the resource is not reasonable because the resource cannot be renovated to support the science-related spaces and facilities that Linfield University requires in this area of the campus. The applicant has provided a fairly extensive description of the existing condition of the historic resource and their concerns with the improvements that would be necessary to improve the safety and functionality of the building (review criteria 17.65.050(B)(4)). The applicant has provided the original blueprints of the building, which provide specificity in the structural components of the building. The applicant has argued that the existing bearing wall structural system is constructed of unreinforced clay tiles with an exterior brick veneer. The existing floors are not tied structurally to these bearing walls, which the applicant has argued result in the building being very difficult or impossible to seismically retrofit for safe occupation and a change of use. In addition, the applicant has provided findings related to how the existing structural components and past building construction methods result in an inability to renovate the building into the needed science laboratory and classroom spaces.

To summarize those findings (which are described in more detail in the application narrative and draft decision document), the existing building is smaller in square footage than what is needed for the science facilities, has floor plate dimensions and floor heights that don't support a typical minimum for science-related educational facilities, lacks space for extensive HVAC systems that are necessary for laboratory

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spaces, has wood framing that doesn't support vibration isolation necessary for science-related educational facilities, and has an existing central corridor through the building that is structural and load bearing that prevents the size of science-related educational facilities that are needed. The applicant is arguing that the inability for the existing structure to be renovated to support the needed uses (science-related facilities and a centrally located science complex) results in the retention of the historic resource being not reasonable. The applicant is also arguing that the condition results in the historic resource providing no economic use to the university, and as described above, that the alternative creation of a new science complex is critical to the financial stability and future success of Linfield University (review criteria 17.65.050(B)(2)). The applicant has also related the financial impacts of the preservation of the historic resource and the resulting inability to construct the science complex as creating a situation that would cause financial hardship to Linfield University that is not outweighed by the public interest in the resource's preservation (review criteria 17.65.050(B)(7)).

Finally, the applicant has provided findings that the retention of the historic resource is not in the best interests of a majority of the citizens of the City (review criteria 17.65.050(B)(8)). The applicant again cites the fact that the proposed science complex is directly tied to the future success of the university, and that the existence and success of the university indirectly spills over into the community through the support of the local economy and other related community benefits. The applicant has also provided evidence of other dormitory buildings on the Linfield University campus that were designed to be close replicas of Mac Hall, and while those were constructed more recently, that those buildings will retain some element of the historic character of Mac Hall.

Analysis of Review Criteria

The findings and arguments for the review criteria described above could be found to be compelling, and the McMinnville Municipal Code does not require that the applicant's request meet all of the applicable review criteria in order for a Certificate of Approval for Demolition application to be approved. The applicant did provide findings for all of the applicable review criteria, but staff believes that some of the findings and arguments for the review criteria described below are not as compelling.

The applicant had also provided findings for the value and significance of the historic resource (review criteria 17.65.050(B)(3)) and that the historic resource constitutes a hazard to the safety of its occupants (review criteria 17.65.050(B)(5)). However, staff does not believe that much detail was provided on the historical significance of the existing building. The existing building was determined to be a "significant" (B-level) historic resource, which results in the building being considered a "historic landmark" as defined in the McMinnville Municipal Code. The building is also located in a prominent location on the Linfield University campus, on the south side and fronting onto the academic quad. In regards to the historic resource being a hazard to the safety of its occupants, staff does not believe that this criteria is as applicable in the demolition request. While there are some documented code issues (see description above and applicant narrative for more detail), there could still be a level of investment that would result in the building being functional and not a hazard to its occupants. The function of the building may just not be for the types of needed uses and in the appropriate location for the overall needs of the university (which is more related to the applicant's other arguments of economic use, reasonableness, and financial hardship).

Staff believes that the applicant's arguments described in the section above (titled "Summary of Applicant Findings") could be found to be reasonable and satisfying the applicable review criteria to support the demolition of the historic resource. In order for that to be the case, the Historic Landmarks Committee would have to find that the applicant's findings related to the preservation of the historic resource being a deterrent to an improvement program of substantial benefit to the City to be a primary factor in approving the demolition. This proposed improvement program (a new building in the specific location of the existing Mac Hall to allow for a central science "complex") is critical in the applicant's findings for the demolition, not only as the improvement program that would be a substantial benefit to the City, but

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also because it is related to the applicant's findings for the economic use and reasonableness of the preservation of the structure, the financial hardship that the university would have in the preservation and inability to construct the proposed science complex, and also in the fact that the retention of the historic resource would not be in the best interests of a majority of the citizens of the City. The applicant's findings for the existing condition of the historic resource are also related to the proposed improvement program, in that the existing condition of the building does not allow for renovation into the types of facilities that are needed in this location (science-related laboratories and classrooms). If the Historic Landmarks Committee finds that the arguments for these five review criteria are satisfied, they would need to also find that these outweigh the value and significance of the historic resource.

On recent demolition requests, 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. Also, on recent demolition requests the Committee has 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. However, evidence or analysis of whether this structure could be moved has not been provided. The building is constructed of unreinforced masonry, but there has not been a determination that it could not be moved successfully. Staff would suggest that the Historic Landmarks Committee consider this potential, and determine whether the condition of approval related to making the building available for relocation be included, perhaps after requesting additional information from the applicant's architect. Alternatively, the Historic Landmarks Committee could require that the history of the building be documented through other means for archival purposes, which would satisfy review criteria 17.65.050(B)(8). These other means have traditionally included detailed photographic evidence, but the Historic Landmarks Committee could require additional preservation through an educational installation or plaque in the location of the demolished building, or potentially in the location of the other existing dorms that were designed to be similar to Mac Hall. The applicant did include a supplemental submittal as part of their application, which includes a proposal for a memorial plaque and time capsule that would be installed near the location of the proposed new science building, should the demolition of Mac Hall be approved. This memorial plaque and time capsule are proposed as a means of providing alternative means of documenting the history of the building, and the details of the proposal are identified in the supplemental submittal at the end of the application materials.

Finally, 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 remind the Committee that in the past, there has been a consideration of deferring the issuance of a demolition permit until such time as building permits are actually submitted for the improvement program. The intent behind this has been to ensure that the improvement program actually moves forward prior to demolition of the historic resource. In this case, Linfield University has already submitted a building permit application for the proposed science complex described in their application materials. This application was submitted to the Building Department after the Certificate of Approval for Demolition application was submitted to the Planning Department, and is currently under review by the City.

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.

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- 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, 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 preservation of the historic resource would be a deterrent to an improvement program of substantial benefit to the City. Staff agrees with the applicant on this primarily because of the arguments and description of the need for the science complex and more modern science-related laboratories and facilities, and that those facilities are critical to the financial success and longevity of the university. Staff agrees that the existence of Linfield University has substantial benefit to the City and the community, and if there is concern from the university of the long-term success of the university without this centrally located science complex, staff believes this could be found to outweigh the preservation of the historic resource. In addition, staff believes that the applicant provided reasonable findings for the existing condition 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 reasonableness of that potential improvement (and the associated financial hardship of that investment), and the retention of the historic resource not being in the best interests of a majority of the citizens of the city. These criteria, together with a potential requirement to provide more detailed documentation of the historic resource prior to demolition, could be found by the Historic Landmarks Committee to outweigh the other review criteria that are not being satisfied. Staff does believe that the structure has historical value and historical significance, and that the structure could be improved to not be a hazard to its occupants. Therefore, staff does not believe that these criteria are being satisfied, and that they should be considered and weighed by the Historic Landmarks Committee against the criteria that could be found to be satisfied.

If the Historic Landmarks Committee agrees with the applicant's arguments and findings in Sections 17.65.050(B)(2), 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 photo documentation be provided of the historic resource prior to demolition.

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

- 1) 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 and a minimum of 20 (twenty) digital photographs documenting interior 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 condition. Staff would also suggest that some other alternative documentation of the historic resource could be required, such as an educational installation or plaque in the location of the demolished building or potentially in the location of the other existing dorms that were designed to be similar to Mac Hall. However, staff would defer to

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the Historic Landmarks Committee for other suggestions for alternative preservation. Also, the applicant did provide a proposal for a memorial and time capsule installation, which is included in their application submittal as described above. If other means of alternative documentation are discussed and required, staff can update the decision document and conditions of approval to reflect those additional means of alternative documentation.

Alternatively, the Historic Landmarks Committee could make findings to support a decision to deny the demolition request. Staff has provided some description of each of the applicable review criteria, and the Committee could use some of those arguments to 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 historic resource is also located in a prominent location on the Linfield University campus, on the south end of the academic quad where some of the other prominent historic campus buildings are also located. 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 1-21:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVES HL 1-21, BASED ON THE FINDINGS OF FACT PROVIDED IN THE DECISION DOCUMENT. [NOTE – INCLUDE CONDITIONS OF APPROVAL IN THE MOTION IF THERE ARE ANY DISCUSSED BY THE HLC ON THE PUBLIC RECORD DURING THE MEETING]

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:

MOTION FOR THE CONTINUATION OF HL 1-21:

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BASED ON THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE FINDS THAT ADDITIONAL INFORMATION (AS DISCUSSED ON THE RECORD) IS NECESSARY, AND CONTINUES HL 1-21 TO A COMMITTEE MEETING ON APRIL 22, 2021 AT 3:00 PM.

CD

Attachments:

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**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
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DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF A DEMOLITION OF THE HISTORIC LANDMARK LOCATED ON THE LINFIELD UNIVERSITY CAMPUS AND KNOWN AS MAC HALL

- DOCKET:** HL 1-21 (Certificate of Approval for Demolition)
- REQUEST:** Approval of the demolition of an existing historic landmark and building that is listed on the McMinnville Historic Resources Inventory as an “Significant” historic resource (resource number B549). The building is more commonly known as Mac Hall, and is located on the Linfield University campus.
- LOCATION:** 900 SE Baker Street. The resource is located at the property that is identified as Tax Lot 400, Section 20DD, T. 4 S., R. 4 W., W.M.
- ZONING:** R-4 PD (Multiple Family Residential Planned Development)
- APPLICANT:** Brian Jackson, on behalf of property owner Linfield University
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** February 10, 2021
- HEARINGS BODY & ACTION:** McMinnville Historic Landmarks Committee
- HEARING DATE & LOCATION:** March 11, 2021, Zoom Online Meeting ID 938 9056 2975
- 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 1-21), subject to the conditions contained in this document.

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Historic Landmarks Committee: _____ Date: _____
John Mead, Chair

Planning Department: _____ Date: _____
Heather Richards, Planning Director

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 900 SE Baker Street, and the historic landmark and building in question is located on the Linfield University campus. The property is identified as Tax Lot 400, Section 20DD, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below, which identifies the approximate location of the building in question.**

Figure 1. Vicinity Map (Building Outline Approximate)



The existing building on the subject property was listed on the Historic Resources Inventory as a Significant resource (resource number B549). The statement of historical significance and description of the building, as described in the McMinnville Historic Resources Inventory sheet for the subject property, is as follows:

“A group of McMinnville businessmen led by R.H. Windishar raised funds for Mac Hall in 1936. Mac hall was the “first dormitory in the history of the college to be built especially for men.” It was completed in 1937 and was intended to hold 58 students, “with spacious public lounges

and an apartment for the house-mother. This building was named Mac Hall in joint recognition of the nickname of the City of McMinnville and that of “Old Mac,” the college so dear to students and faculty alike before its name was changed to Linfield.” (Jonas Jonasson in Kenneth Holmes’ *Linfield’s Hundred Years*, 1956, p. 47 and 66.)

This two and one-half story building has a high gable roof with gable end wall terminating in a squared peak, dutch gable style. The enclosed roof eaves have dentilled frieze. There is a continuous shed roof dormer on both sides. A small hip roofed dormer frames the door on the street side. The campus facing side has an applied pediment on Tuscan Doric columns. The door has side lights and a segmented arch single light transom. Both sides are bilaterally symmetrical. The corners have quoins. There are 9 bays on street and campus sides and 3 at ends. Windows are 8/8 double hung sash.”

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

“Through an extensive and detailed study over the last 4-plus years undertaken by Linfield's administration and the Board of Trustees, it is very clear that Linfield's future rests on the ability to deliver the highest quality science programs possible. In order to do this, the science facilities must be of the quality and size to continue Linfield's prominence in the sciences.

In order to create a comprehensive science complex strategically located on the central academic quad of the Linfield University campus, the proposed project is to demolish the existing Mac Hall structure in its entirety and construct a new science building that connects to and extends the two existing science buildings, Graf and Murdock Halls. The entire complex will be located on the north side of Linfield Avenue, prominently positioned on the southwest corner of the quad.

Both of the existing inter-connected science buildings, Murdock Hall (built in 1982) and Graf Hall (built in 1965), are physically connected via fire separation, they house the physics, biology, biochemistry and chemistry programs. They are both in need of significant physical and structural renovation to meet today's pedagogical and interdisciplinary higher education science standards and some of the initial renovation is included in this project.

Mac Hall was originally designed and constructed as a "Boys" dormitory. The three-story building is approximately 10,490 square feet and provided (at the time) 26 student dorm rooms with shared restrooms/showers at each level and, common/shared lounge and study rooms on the ground floor. The building does not have a basement, but rather a partial crawlspace. As a building designed specifically as a single-gender dormitory and constructed using 1930's building standards (bearing walls, unreinforced masonry, etc.) with combustible materials (wood), it has a very inflexible and prescriptive floor plan that makes it impossible to adapt to other academic program uses.

In 1993, Mac Hall received modest renovations to the interior spaces, extending the utility of the building as a dormitory. However, in 2007, after completion of new modern residence halls on campus the decision to remove the Mac Hall dorm rooms from the student housing inventory was made for a number of reasons including:

- lack of proximity to the core student housing area of the campus
- the age and disrepair of the building
- compliance to accessibility/ADA codes
- non-compliant life-safety emergency egress
- complete lack of seismic resiliency
- inefficient and outdated building systems
- non-compliant to State Energy codes

- lack of Title IX compliance standards and goals.

Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield's Information Technology Services. Currently, the two upper levels are of no value or benefit to Linfield, and are not occupied. They are only used for limited storage due to building code life-safety exiting concerns. Over the last years, due to the state of the building it has been depopulated and the final removal of all employee offices will occur Spring Semester 2021.

As we look forward to Linfield's enrollment growth trajectory an important asset is Linfield's new Northeast Portland campus which will provide Linfield capacity for enrollment growth, it can house approximately 500 on ground students. This expanded space and the new investment in nursing labs allows us to increase our Nursing population from 375 to 400 in the very near future. This growth has already been approved by the Oregon State Board of Nursing. Growth in our Nursing program also necessitates growth in our preparatory science classes held on the McMinnville campus. Our new science complex has been designed to accommodate these growth needs. We look forward to additional science focused programs joining Nursing at our new location and again anticipate that the preparation for these programs will be based in McMinnville.

It is critically important that Linfield maintain its academic competitiveness to attract the top students and retain excellent faculty so that its core science programs continue to support all of Linfield's degree tracks, especially those in the long-established and highly regarded nursing program.

A Linfield nursing degree is a highly sought-after pathway to success. Some 44% of the class of 2018 earned a Bachelor of Science in Nursing. We all recognize the importance that healthcare-related

education will play for the future of our science curriculum and for the university's growth. Over half of Linfield's nursing majors study their first two years on the McMinnville campus, with extensive concentration in preparatory science courses. This creates a need for more space, technology, and scientific opportunities for the university. New science facilities will address these needs.

Overall, the Sciences serve multiple and significant student populations at Linfield: Science majors (50+ a year), Pre-Nursing Majors (200+ a year) and as a general education requirement. In any given year close to 25% of all students are enrolled in courses in the sciences.

The new science complex achieves the needs for state-of-the-art spaces to support Linfield students and provide room for future growth. The new science complex will result in the following total area:

- Existing Murdock Hall to remain= 24,348 SF
- Existing Graf Hall Renovation= 24,880 SF
- New addition to Graf Hall = 11,201 SF
- New Addition wing = 23,958 SF

As shown above, there will be 35,159 SF of new space added to science facilities to accommodate the needed program space. For reference and comparison, the existing Mac Hall is 10,490 SF total. Thus, even if Mac Hall were able to be reconstructed and used in place of the New Addition wing, the science complex would be 13,468 SF short of the space required for the science complex and the project would not be functionally feasible.

The new science complex at Linfield will have an additional 111 lab seats representing spaces in Biology, Chemistry, Physics and shared across all areas. Those seats will allow us to accommodate over 166 additional students/semester in classes and when we consider the per credit cost for each 4-credit class, we have a potential revenue increase of \$925,740 per semester and over \$1.8 M per year. Conversely, without the increased space we stand to lose not only the unrealized revenue but

we will not have the state of the art facilities needed for a robust science program that can compete to attract the best talent, students and faculty alike.

Mac Hall brings no value to Linfield, while the proposed expanded science complex will bring an incredible value and significance to both Linfield and the City by enhancing Linfield's ability to attract students and grow enrollment with long-term success as a viable University.

For the reasons noted above, it is Linfield's position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting. Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.”

Photos of the resource at the time of survey in 1983 and photos of the existing exterior of the historic resource, as provided in the application narrative, are provided below. **See 1983 Historic Resources Inventory Photo (Figure 2), North Elevation (Figure 3), and South Elevation (Figure 4) below.**

Figure 2. 1983 Historic Resources Inventory Photo



Figure 3. North Elevation



Figure 4. South Elevation



Background

The property was originally surveyed in 1983 and 1984, which are the dates that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources

Attachments:

Attachment 1 – Application and Attachments

Inventory sheet (resource number B549) 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 1-21) 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 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 and a minimum of 20 (twenty) digital photographs documenting interior views of the subject structure shall be submitted to the Planning Department.

III. ATTACHMENTS:

1. HL 1-21 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

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

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

- McMinnville Engineering Department

No comments from Engineering regarding the application itself.

Items to Note:

1. Linfield Avenue is identified as a minor collector in the City's adopted Transportation System Plan, which requires 56' of total right-of-way width. The existing right-of-way width is 50'. The dedication of additional right of way to provide 28' from street centerline to edge of right-of-way along the parcels frontage would be required to meet TSP Standards. In addition, there is currently no public utility easement along the property's Linfield Avenue frontage.

Future Building Permit Conditions:

1. As part of the project, the existing sidewalks within the scope of work limits will need to be upgraded to meet current PROWAG standards and reconstructed to 10' in width per the City's adopted Transportation System Plan.

Note – A map of the existing sanitary sewer lateral was also provided by the Engineering Department. That map is on file with the Planning Department.

- McMinnville Building Department

No building code concerns.

- McMinnville Fire Department

We have no issues with this proposal.

- McMinnville Water and Light

Water: Water services to Mac Hall including; Fire line and irrigation will need to be disconnected and abandoned at the main. Contact MW&L for timing. There is an existing 3" domestic and 4" fire line serving Murdock and Graf Halls. The Engineer and Plumbing contractor will need to determine if these existing facilities are adequate to serve this new addition or if additional or upgraded services will be required. Depending on the size of any additional service will determine whether Linfield's contractor constructs via an Extension Agreement or MW&L constructs via a cost estimate. Any domestic water service will require an RP backflow assembly at premises (at the meter). Please contact MW&L Engineering for additional questions.

Electric: Contact MWL to coordinate de-energizing electric service prior to demolition.

- Oregon Department of State Lands

The only interaction I can think that this demolition project may have with the removal-fill program is if the materials were not properly disposed of and instead placed in waters of the state. I'm sure McMinnville is already requiring proper disposal of materials. There are some waters and wetlands on the Linfield campus, so check that the staging etc. areas for the

demolition and construction avoid these areas. (These details of the projects not included in this notice.) Send a WLUN if there is any doubt.

- Comcast

We do have conduit into the building with coax hardline and possibly fiber optic cable. I wouldn't consider it a conflict though, we would just need to be in on the project, which we generally are. I've attached a map to help show what we have in our documentation.

Note – A map of the existing cable service was also provided by Comcast. That map is on file with the Planning Department.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site on February 24, 2021. As of the date of the Historic Landmarks Committee public meeting on March 11, 2021 no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Brian Jackson, on behalf of property owner Linfield University, submitted the Certificate of Approval application (HL 1-21) on February 5, 2021.
2. The application was deemed complete on February 10, 2021. Based on that date, the 120 day land use decision time limit expires on June 10, 2021.
3. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

4. Notice of the application and the March 11, 2021 Historic Landmarks Committee public meeting was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Wednesday, February 24, 2021.
5. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
6. On March 11, 2021, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 900 SE Baker Street. The resource is located at the property that is identified as Tax Lot 400, Section 20DD, T. 4 S., R. 4 W., W.M.
2. **Size:** The subject site and property is large and encompasses the main portions of the Linfield University campus, including the academic quad. The building in question is located on the south side of the quad, and the building proposed for demolition is approximately 10,490 square

Attachments:

Attachment 1 – Application and Attachments

feet in size.

3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-4 PD (Multiple Family Residential Planned Development)
5. **Overlay Zones/Special Districts:** Planned Development Overlay District (Ordinance No. 4739 – Linfield Master Plan).
6. **Current Use:** University Use
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number B549.
 - b. **Other:** None
8. **Other Features:** The site is generally flat. The building is part of the south portion of the academic quad of the Linfield University campus. There are some large and mature trees to the north of Graf Hall, north of Mac Hall, and east of Mac Hall that would be impacted by the proposed new construction.
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 on which the Mac Hall building is located is adjacent to SE Linfield Avenue, which is identified as a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor streets. The required right-of-way width for minor collector streets is identified in the McMinnville Transportation System Plan as 56 feet, when no bike lanes exist. The McMinnville Transportation System Plan does not identify bike lanes on SE Linfield Avenue (see McMinnville Transportation System Plan Exhibit 6-3). The existing right-of-way width of SE Linfield Avenue adjacent to Mac Hall is 50 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:

Attachments:

Attachment 1 – Application and Attachments

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: Community Plan Goal 111-2 is adequately addressed as outlined in response item 7H of this application.

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

Attachments:

Attachment 1 – Application and Attachments

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 designated as a Significant 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 Linfield University campus sits within a Multi-Family Residential R-4 zone and is a permitted use as the University has been an established higher education institution within the City of McMinnville since the founding in 1858. The University campus property does not have any known zoning overlays.

Community Plan Goal 111-2 is adequately addressed as outlined in response item 7H of this application.

Community Plan Goal X-1 notes the need to provide opportunities for public involvement. This requirement is met because the decision will be conducted in a public meeting.

In the State of Oregon, it is typical that University campus properties are identified as University District zones within their local comprehensive plan and zones. However, that is not the case in the City of McMinnville.

FINDING: NOT SATISFIED. Most of the City’s historic policies in the comprehensive plan focus on the establishment of the Historic Landmarks Committee, public awareness of historic preservation, and other activities for the City to pursue to increase documentation of historic resources. However, the goal most specifically 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: The location of Mac Hall and its proposed removal is critical to the success of Linfield University and the science programs in Biology, Biochemistry, Chemistry, and Physics because of its proximity and connection to the existing Graf and Murdock Halls. The goal of creating a comprehensive "complex" of science spaces is critical to Linfield's success and to the contemporary nature of scientific inquiry, teaching, and research. That is, the new Science Complex will promote interdisciplinary study and promote collaboration among academic disciplines as well as between faculty and students.

There are many economic opportunities that Linfield University is looking forward to over the coming years to which the new Science Complex will contribute. With the purchase of the Northeast Portland campus, the University is poised to grow its nursing program and allied health programs which are in high demand for current and future students. The curriculum required for these as well as other liberal arts majors is a mastery of the science-based disciplines. The new Science Complex will afford Linfield students the ability to gain a state-of-the-art education.

The current use of Mac Hall does not generate income for the University. In fact, Mac Hall will be vacant in Spring 2021 as the final stages of employee relocation is completed. And while Mac Hall generates no income, the removal of Mac Hall is directly linked to the future of Linfield University and its ability to remain financially viable in a competitive and challenging marketplace. The proposed new state-of-the-art science facility will provide needed financial stability to the University and it will attract and retain top faculty and students. See section 7A for additional information on this financial impact.

Mac Hall brings no economic benefit to Linfield University. Nor does it serve the City of McMinnville or the broader region. With that in mind, it is worth noting that the current landscape of higher education is in transition. For example, many small liberal arts universities are experiencing decreasing enrollments and financial challenges, some of which have failed or are currently failing to survive. Linfield University is not immune to those pressures; however, strong leadership of the University and collaborations across student groups, faculty, alumni and

community partners combine to ensure that Linfield is and will continue to be poised for growth. Indeed, the success of Linfield University has a direct impact on the financial viability and social fabric of the City of McMinnville.

Through the delivery of its science programs - Biology, Biochemistry, Chemistry, and Physics - in addition to what those programs contribute to the Nursing program on the Portland campus, Linfield's McMinnville campus is both foundational and a significant contributor to the health and wellness infrastructure of our region. For example, current data show that 73% of nursing alumni, after graduation, continue to work and live in Oregon. They make significant contributions to our state's skilled and professional health care labor force. If we include Washington and Idaho in that data set, 87% of nursing alumni continue to work and live in the broader region. That said, McMinnville's campus and the new science building will have both economic benefits and social benefits in the region. The new Science Complex will not only create opportunities for Linfield students, but it will also create opportunities for the McMinnville community by providing internships and community service opportunities, thus enhancing the already dynamic partnership that exists.

It is important to point out that scientific inquiry is increasingly shared across all of the science-based disciplines, and the design for the new complex reflects that fact by co-locating all of the science faculty offices and research spaces together in one central location, regardless of their academic department or subdiscipline. This hub of interdisciplinary scientific teaching and research is the most critical component of the complex as it functions both practically by making the connections amongst the sciences a day-to-day reality and symbolically by putting science on display as a collaborative enterprise. This approach is featured in cutting edge buildings such as the Collaborative Life Sciences Building for OHSU, PSU and OSU where research labs are co-located. Linfield goes further by intermingling the science faculty in both their office and research settings.

Linfield as a whole, by its long-standing presence in the community with students, faculty and staff, along with campus activities and events that it hosts for the public, does generate revenue and create a significant economic impact for businesses within the City of McMinnville and the Surrounding areas. It is one of the largest employers in the City of McMinnville with most employees living in a 20-mile radius of the City. The University likewise makes every effort to purchase goods and services locally and is a member of the Chamber of Commerce and has a long and unique relationship with the citizens of McMinnville in the annual Partners in Progress campaign.

Research is not just a faculty enterprise; Linfield students are involved in scientific discovery and research in their classes and in collaborations with faculty. In fact, Linfield spends over \$160,000 a year to support students in their research endeavors. Students work with faculty in research labs to undertake work that contributes - today and in a very real sense - to areas such as human genome analysis and cancer research. Students gain practical skills that are regularly showcased at conferences and in publications that disseminate their work to other scientists, and they are well- positioned for further study. Within five years of their graduation, 38% of McMinnville students go on to graduate school. In fact, Linfield students from the STEM fields attend graduate school at higher rates compared to their counterparts who earn degrees from Lewis and Clark, Whit worth, and the University of Washington (Source: National Science Foundation Survey of Earned Doctorates/Doctorate Record). The new Science Complex positions both Linfield University and McMinnville to make meaningful contributions well into the future.

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

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

APPLICANT’S RESPONSE: Although Mac hall was a significant hub of activity in the early days of Linfield with the build out of our residence halls, other campus buildings and infrastructure the historic resource to the University no longer exists. From a functional standpoint, the building condition and its lack of life-safety requirements means it can no longer be used for either its original intent as a dormitory or even its more recent use as a support staff building for our IT department. To provide a safer environment for our current employees we have been relocating our IT staff for the past five years with the completion of the move in spring of 2021 leaving the building empty.

The current value to Linfield is the site itself with its proximity to the existing science facilities and academic quad. The Mac Hall site is the only feasible location for a new building. Any other location/position of this key new science building would negate the entire complex, extinguishing the critical functionality of the science complex that relies on interdisciplinary relationships between the science departments with regard to lab spaces, faculty offices, lab support, lecture spaces, and dedicated research spaces.

To achieve the required functionality and key interdisciplinary relationships, the science building complex design follows these key planning goals:

- **Locate faculty-student research** in the heart of the building complex.
- **Create neighborhoods for departments** adjacent to circulation paths. Connect upper division labs to research to facilitate joint use of space.
- **Locate faculty offices together** to promote interdisciplinary science. Group near research if possible with good access to the rest of buildings.
- Compliment the heart of the building **student learning space grouped together**.
- **Anchor student interaction areas** to beacon students to primary entries and sprinkle nodes throughout.
- **Locate vertical circulation areas close to heart** to facilitate movement and connections.
- **Locate restrooms near the nucleus** along the circulation path.

See Exhibit B4 for design concept layout diagrams.

To achieve the required layout to meet the planning goals above and the minimum space program, it requires significant renovations of Graf Hall and an increase of 35,159 net square feet of new building area. The new building area must be configured to meet the layout criteria for the science labs and classrooms. Critical layout criteria refers to minimum lab classroom planning modules that are considered industry standard for higher education facilities. See 7E for further information on physical size requirements.

Mac Hall has reached the end of its useful life as a building, as the attached exhibits demonstrate it is impossible to renovate and/or retro-fit with all the requirements of a modern-day science facility.

FINDING: NOT SATISFIED. The City does not concur with the applicant’s findings in regards to the historical value and significance of the historic resource. The existing building retains much of the architectural form and historic details that originally resulted in the structure being listed on the Historic Resources Inventory. The historic resource is also located in a prominent location on the Linfield University campus, on the south end of the academic quad where some of the other prominent historic campus buildings are also located. Between the existing historical characteristics and the relationship of the building to the remainder of the historic Linfield University campus, the City finds that the historic resource does still retain historic value and

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

APPLICANT’S RESPONSE: Mac Hall is in poor physical condition, but the actual current condition does not directly relate to the proposed project or action from this application since the proposal is for complete demolition in order to allow for the needed expansion of the science complex.

There are two primary existing conditions that make Mac Hall an unusable or non-adaptable structure for science labs and classrooms, or for any other program use at Linfield University. These two conditions are:

1. Non-adaptable bearing wall structural systems (clay tile bearing walls and connections)
2. Physical size limitations of the structure (width, depth and height)

To address item #1 above in greater detail, the specific concern with the primary building structure is that the exterior bearing walls are constructed of hollow unreinforced clay tile with 4-inch brick veneer that has minimal attachment to the structural walls. Further, the wood framed floors and roof are not tied to the bearing walls and it is not physically possible to structurally and/ or seismically tie the floors to the hollow clay tile material. The clay tile walls are a significant issue because the physical properties of the tile units are very brittle and cannot be structurally enhanced on their own. The interior double loaded corridor walls that run the length of the building are load bearing wood framed walls that are aligned and stacked from the crawl space to the roof. Both the exterior bearing walls and the interior stacked bearing walls sit on undersized and unreinforced continuous concrete foundations.

Additional concerns with the physical condition of Mac Hall are:

- The floor framing is 2x12 joists with ship lap floor decking. The floor joists sit on interior load bearing wood framed walls and the exterior load bearing unreinforced clay tile. The floors and roof have no lateral diaphragm.
- The interior floor to ceiling height at each floor is 8'-0" (9-foot floor to floor) with no false ceilings or void space for mechanical and/or plumbing systems.
- The building is known to contain hazardous asbestos and lead paint.
- Building systems such as mechanical heating and ventilating systems, and plumbing and electrical are very old and are not designed or capable of supporting spaces beyond the individual converted office spaces.
- The building mechanical and electrical systems and exterior envelope do not meet State of Oregon energy codes.
- The building has one central/internal non-rated egress stair. For a three story building, code requires two rated exit stair enclosures per floor and only two levels allowed to be open to one another.
- Exterior steel fire escapes ladders were added to each end of the building at some point. They were not part of the original construction. Exterior fire escape ladders are not allowed by code and have not been allowed for many years.
- The building does not have a fire sprinkler system or a fire alarm system.
- ADA/Accessibility Compliance - Only the main floor is accessible and it is only accessible through one of four entry/egress points. The upper two floors are not accessible due to the lack of an elevator. There are no accessible restrooms.
- Title IX Compliance - The original building was designed as a single-gender dormitory, the dorm rooms on the ground level were later converted to offices. The building is not accessible to students or the public.

To address item No. 2 above regarding the physical limitations of Mac Hall, there are a number of factors to consider that outline why Mac Hall cannot be renovated into right-sized current-day science labs and classrooms.

- The total building area of 10,490 square feet is on three floors resulting in 3,495 square feet per floor. The new Linfield program requires 35,000 square feet minimum.
- The building floor plate dimensions (width, depth and height) do not come close to meeting minimum dimensions required for science lab classrooms.
 - A typical modern lab/classroom size requires 30'-0" (depth) x 42'-0" (width) which allows for perimeter casework for sinks and fume hoods, a teaching wall, and casework on the perimeter.
 - Mac Hall has stacked load bearing walls (6-feet apart) running down the center that support the floor framing. This arrangement would prevent a laboratory classroom from being considered. See Exhibit B2 - Lab Plan Comparison for a graphic representation of the required layout.
 - The vertical height of Mac Hall from the first floor to the roof structure is approximately 28-feet (based on 9' floor to floor). The "minimum" height required for the new addition for science labs/ classrooms is 48-feet (based on 16' floor to floor). Mac hall is approximately 20-feet too short.
 - The typical "minimum" size for a science classroom building would be 70' wide x 94'-6" long, allowing for 4 classrooms off a double loaded corridor that is 10' wide. This is a "minimum" standard.
- Science buildings require significant HVAC systems, fume hoods, minimum working clearances, and vertical circulation (stairs & elevators).
 - The load bearing walls distribute their load evenly on unreinforced concrete foundation and stem walls. The creation of vertical shafts would require significant re-framing of the floors and would introduce point loads down through the building that could not be supported at the foundation level.
- Structural live-loads and vibration isolation design criteria is significant for a science building due to the heavy science equipment, hoods, and cabinetry. The wood framed Mac Hall cannot meet the required structural live loads for deflection or vibration.
- The existing double loaded corridor with stacked wood framed bearing walls down the middle of the floor plan that also supports the roof structure means that there is very little flexibility with regards to "opening-up" of the interior walls to allow for rooms and uses beyond offices and/or dorm rooms that fit within the 15-foot depth.

It is also important to note that to achieve the goal of an interdisciplinary science complex, it is critically important that the basement levels of all buildings (Murdock, Graf and New Addition) in the complex are inter-connecting at the same levels. Mac Hall does not have a basement that would physically allow for the needed connection. Similarly, as stated above, the second and third floors of Mac Hall would not be close to aligning with the levels of Graf Hall and would again, not allow the inter-connection of the buildings.

The result of the restricting floor plate, construction materials, code and seismic requirements, and the physical condition for a University building is to tear the building down and start over. Any adaptive re-use of the building is not feasible for the reasons noted above and the rebuilding of Mac Hall, even if that were possible, to its existing design as new construction would result in a building that would not fill any University need or program, and would prevent the development of the critically needed \$35-Million expansion of the science complex.

For the reasons noted above, it is Linfield's position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting.

Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.

FINDING: SATISFIED. The City partially concurs with the applicant's findings. Given that some level of investment would improve the physical condition of the resource, the City does not find that the existing physical condition of the historic resources is poor enough to warrant demolition solely based on physical condition. 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. Most specifically, the preservation of the historic resource is found to be a deterrent to an improvement program of substantial benefit to the City. Related to this improvement program, the City does concur with the applicant's findings above that document that the existing building cannot be renovated to support the uses and facilities that are necessary in the proposed improvement program (that being an updated and centrally located science "complex" with more modern science-related educational facilities, laboratories, and classrooms).

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

APPLICANT'S RESPONSE: Mac Hall "does" constitute a hazard to the safety of its occupants (private or public) due to the items listed above in item 7E. Primarily, the code compliance issues that do not meet any current day standard. As noted, Mac Hall is an unreinforced clay tile masonry building constructed in 1936 and has virtually "no" seismic resiliency. The building contains some levels of hazardous materials (asbestos, lead paint, etc.), and it does not meet (or come close to meeting) current life-safety building codes, and it does not meet any accessibility codes or standards (ADA or OSSC).

Given the construction materials and systems noted (clay tile bearing walls), a moderate to significant earthquake would likely destroy the building and cause personal injury and/or death to the occupants. Even a moderate earthquake would likely cause significant damage and safety issues with unreinforced facade elements and brick veneer as well as the disconnections of floor and roof plates to the exterior perimeter bearing walls that would collapse and result in personal injury and possible loss of life.

In 2007, Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield's Information Technology Services. The two upper levels are of no value or benefit to Linfield and are not occupied and only used for limited storage due to building code life-safety exiting concerns. Specific life-safety building code concerns include the lack of enclosed egress systems such as rated exit enclosures and the reliance upon old exterior mounted fire escape ladders at each end of the building. The building is rated as a Group B Office, which allows occupancy by regular staff members that are familiar with the limited exiting routes. Use by the general public and students in the event that the building is converted to other uses, would be considered unsafe and not allowed.

FINDING: NOT SATISFIED. The applicant has provided arguments that the current condition of the structure could be a hazard to the occupants based on the structural construction, and that the building would be difficult to improve to support more intense uses without impact to historical structural or aesthetic characteristics. However, some level of investment could occur to minimize the amount of hazard risk to occupants and address current code deficiencies. However, these levels of investment and continued use just may not align with the overall university facility needs in this location of the campus. Therefore, the City finds that other applicable review criteria are satisfied that outweigh the proposal not meeting this criteria.

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: The building/resource is located on the only feasible location for the expansion of the existing science facilities (Murdock & Graf Halls) and it is not adaptable to renovation for the sciences due to:

- combustible wood construction type used for floor, roof and interior wall framing
- use of unreinforced load bearing clay tile masonry
- limited floor plate dimensions horizontally with a bearing wall double-loaded corridor
- limited 9-foot floor to floor height
- inadequate structural members and sizing to support required floor live loads
- no ability to incorporate extensive infrastructure to support state-of-the art science labs and instructional spaces.

The science complex is critically important to Linfield University and its long-term success. To that end, Mac Hall's presence is a deterrent to the proposed improvement project that will be a major benefit the university from the standpoint of long-term viability and directly enhance its benefit to the City. See 7A, 7C and 7H.

If the science complex is not built, the university will suffer by not being able to attract the exceptional students and faculty. In addition, we will be unable to deliver on the building promise that have led to significant private donations that have been awarded to fund the project, such as the \$10M William Keck Foundation grant, that represents the largest donation Keck has made to fund a private University science facility in Oregon, and the \$6M Evenstad pledge for a new wine education program and facility.

FINDING: SATISFIED. The City concurs with the applicant’s findings, and adds that additional findings for the need and benefits of the proposed improvement program are provided in the applicant’s project description and the applicant’s response and findings of the criteria in Sections 17.65.060(B)(2), 17.65.060(B)(3), and 17.65.060(B)(7). The City finds that the benefits of the improvement program, particularly those related to the improvement program being critical to the long-term success of Linfield University, override the public interest in the preservation of the existing building.

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

APPLICANT’S RESPONSE: The retention of Mac Hall as a resource would cause severe financial impacts and hardships to Linfield University as follows:

- Loss of very large grants and private donations totaling more than \$16M. Including the Keck gift of \$10M contingent on the building of the entire science complex. (section 7G)
- Loss of annual tuition revenues of \$1.8M from core science degrees programs and decreased enrollment. (section 7A)
- The University does not need additional dorm rooms, but is in desperate need of science lab, instructional and research space (section 7G)
- The existing Mac Hall building has no value to the University and does not generate any revenue. (section 7A)
- Not utilizing the strategic location of the ground area where Mac Hall is located to expand the science complex will lead to significant financial losses due to lost revenue noted above. (section 7D)
- Any use of Mac Hall will entail addressing monumental deferred maintenance and life-safety code issues plus on-going for a building that is of no use to the institutional. (Section

7E). Those dollars would not be available to support student scholarships and with 95% of Linfield University students receiving institutional aid this would result in a hardship for many students trying to attend.

Students are Linfield's top priority, and it takes exceptional places to support them. Linfield strives for environments that cultivate community, support self-discovery, and inspire achievement. But key facilities are no longer able to advance the University's mission. A new science complex is required and needs to be sited along with the other Science facilities on campus. This requires the removal of Mac Hall.

A state-of-the-art science complex where students can become scientists or science-informed leaders, cultivating science awareness is part of Linfield commitment to providing a comprehensive, interdisciplinary education. Outmoded, overcrowded science facilities now stand in the way. Rising to meet Oregon's demand for skilled STEM workforce, a new science complex designed for inclusive, collaboration immersive learning and discovery is a key initiative of the Linfield University mission.

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

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

APPLICANT'S RESPONSE: It is Linfield's position that the proposed "removal" of Mac Hall is in the best interest of the majority of McMinnville citizens, and that the retention of the resource would "not" be in the best interest of the majority of citizens. Linfield is a private institution on private property, with some public streets within the boundaries of the university's property. Linfield maintains its beautiful 189-acre campus for the enjoyment of its students, faculty, staff, as well as the citizens of the city.

The university and the City have a very strong history of creating an inviting destination in the community for students, faculty and staff, while also inviting the general public onto the campus grounds for various events, including athletic events, summer concerts and festivals, Commencement and the annual International Pinot Noir Celebration to name a few of the larger events. It is understood that both Linfield and the City mutually share in each other's successes.

The proposed science expansion project is directly tied to the successes of the university, which then indirectly spills over into the community by means of supporting the local economy, investing in the local wine making industry, and by hosting major events that draw visitors to McMinnville.

The City will dramatically benefit by the success of the science program at Linfield that as stated, represents the university's future. We believe that what is good for Linfield is also good for the community at large, as well as a representation for how the sciences impact all aspects of daily living. The science education and literacy provided at Linfield is distinctive and our graduates enter the world with the experience of an immersive liberal arts education.

The general public of the City of McMinnville do not benefit from the existence of Mac Hall as the resource is not accessed by the public, nor is the building accessed by Linfield students or faculty. The public view from Linfield Avenue is the back of the Mac Hall, lacking any architectural distinction, while the front of the building is viewed from the academic quad.

A beneficial off-set is that two dormitory buildings, Larsell Hall in 1958 and Hewitt Hall in 1960, were designed and constructed as close replicas to Mac Hall and are located in the correct residence hall zone of the campus. Additionally, the design of Miller Hall (dormitory) is also based on Mac Hall and represents a more modern version of the same design, and is located at the eastern end of Linfield Avenue.

Linfield believes that Mac Hall as a resource can be preserved through photographs, original architectural blueprints, and written description as well as the fact that the Linfield campus has three buildings on campus in Miller Hall (31 on campus map), Hewitt Hall (40 on campus map) and Larsell Hall (37 on campus map) that are very similar in design appearance and function as code compliant residence halls. These three dormitory buildings can and will serve to preserve the building in lieu of protecting the resource.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant's findings, but adds that a condition of approval is included to require that a minimum of 20 digital photos be provided of the exterior and interior of the building to document the existing structure prior to its demolition. The original architectural blueprints have already been provided to the City digitally as part of the application submittal, and therefore will be retained on the public record for documentation.

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

1. What is the classification of the historic building? B - 549

~~X~~
2. Architect Name Dwight Miller - Builder/Architect Phone _____
(*Engineer or Other Designer*)

~~X~~
Contact Name _____ Phone _____

~~X~~
Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name Unknown Phone _____

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

4. The existing use of the property. Office space for campus Information Technology Services

5. The intended use of the property. Addition to Graf Hall and New Science Building

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).
Linfield University is proposing the demolition of Mac Hall to allow for the redevelopment of the site for the expansion of the existing core science programs that are currently located in the adjacent Graf and Murdock Halls.

The sciences represent one of the core curriculums at Linfield. It is clear to the Univeristy and their Board of Trustees that the expansion of the science programs and the enhancement of the supporting facilities is critical to enrollment and Linfield's long term marketability, student retention and overall long term institutional viability and success.

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

2/3/2021
Date

MARodriguez
Property Owner's Signature

2-3-2021
Date

Date: 2/3/2021

ITEM #7 – SUPPORTING NARRATIVE

Application for Certificate of Approval for the demolition of a City of McMinnville designated Historic Resource.

LINFIELD UNIVERSITY
900 SW Baker Street
McMinnville, OR
Yamhill County

Map/Tax Lot #R4420DD00400
Zone: R-4
Subdivision: Samuel Cozine's DLC

Site #: 44.24
Aerial #: J-13
Resource Classification: B
Resource #: 549
Date Constructed: 1936
Builder/Architect: Dwight Miller

Historic Name & Common Name: Mac Hall
Original Use: Men's Dormitory
Converted Use: Staff Offices
Stories: 2.5 with high gable

7. Narrative that describes the following:

7A. **Describe the proposed project in detail.**

Through an extensive and detailed study over the last 4-plus years undertaken by Linfield's administration and the Board of Trustees, it is very clear that Linfield's future rests on the ability to deliver the highest quality science programs possible. In order to do this, the science facilities must be of the quality and size to continue Linfield's prominence in the sciences.

In order to create a comprehensive science complex strategically located on the central academic quad of the Linfield University campus, the proposed project is to demolish the existing Mac Hall structure in its entirety and construct a new science building that connects to and extends the two existing science buildings, Graf and Murdock Halls. The entire complex will be located on the north side of Linfield Avenue, prominently positioned on the southwest corner of the quad.

Both of the existing inter-connected science buildings, Murdock Hall (built in 1982) and Graf Hall (built in 1965), are physically connected via fire separation, they house the physics, biology, biochemistry and chemistry programs. They are both in need of significant physical and structural renovation to meet today's pedagogical and interdisciplinary higher education science standards and some of the initial renovation is included in this project.

Mac Hall was originally designed and constructed as a “Boys” dormitory. The three-story building is approximately 10,490 square feet and provided (at the time) 26 student dorm rooms with shared restrooms/showers at each level and, common/shared lounge and study rooms on the ground floor. The building does not have a basement, but rather a partial crawlspace. As a building designed specifically as a single-gender dormitory and constructed using 1930’s building standards (bearing walls, unreinforced masonry, etc.) with combustible materials (wood), it has a very inflexible and prescriptive floor plan that makes it impossible to adapt to other academic program uses.

In 1993, Mac Hall received modest renovations to the interior spaces, extending the utility of the building as a dormitory. However, in 2007, after completion of new modern residence halls on campus the decision to remove the Mac Hall dorm rooms from the student housing inventory was made for a number of reasons including:

- lack of proximity to the core student housing area of the campus
- the age and disrepair of the building
- compliance to accessibility/ADA codes
- non-compliant life-safety emergency egress
- complete lack of seismic resiliency
- inefficient and outdated building systems
- non-compliant to State Energy codes
- lack of Title IX compliance standards and goals.

Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield’s Information Technology Services. Currently, the two upper levels are of no value or benefit to Linfield, and are not occupied. They are only used for limited storage due to building code life-safety exiting concerns. Over the last years, due to the state of the building it has been depopulated and the final removal of all employee offices will occur Spring Semester 2021.

As we look forward to Linfield’s enrollment growth trajectory an important asset is Linfield’s new Northeast Portland campus which will provide Linfield capacity for enrollment growth, it can house approximately 500 on ground students. This expanded space and the new investment in nursing labs allows us to increase our Nursing population from 375 to 400 in the very near future. This growth has already been approved by the Oregon State Board of Nursing. Growth in our Nursing program also necessitates growth in our preparatory science classes held on the McMinnville campus. Our new science complex has been designed to accommodate these growth needs. We look forward to additional science focused programs joining Nursing at our new location and again anticipate that the preparation for these programs will be based in McMinnville

It is critically important that Linfield maintain its academic competitiveness to attract the top students and retain excellent faculty so that its core science programs continue to support all of Linfield’s degree tracks, especially those in the long-established and highly regarded nursing program.

A Linfield nursing degree is a highly sought-after pathway to success. Some 44% of the class of 2018 earned a Bachelor of Science in Nursing. We all recognize the importance that healthcare-related

education will play for the future of our science curriculum and for the university’s growth. Over half of Linfield’s nursing majors study their first two years on the McMinnville campus, with extensive concentration in preparatory science courses. This creates a need for more space, technology, and scientific opportunities for the university. New science facilities will address these needs.

Overall, the Sciences serve multiple and significant student populations at Linfield: Science majors (50+ a year), Pre-Nursing Majors (200+ a year) and as a general education requirement. In any given year close to 25% of all students are enrolled in courses in the sciences.

The new science complex achieves the needs for state-of-the art spaces to support Linfield students and provide room for future growth. The new science complex will result in the following total area:

- Existing Murdock Hall to remain = 24,348 SF
- Existing Graf Hall Renovation= 24,880 SF
- New addition to Graf Hall = 11,201 SF
- New Addition wing = 23,958 SF

As shown above, there will be 35,159 SF of new space added to science facilities to accommodate the needed program space. For reference and comparison, the existing Mac Hall is 10,490 SF total. Thus, even if Mac Hall were able to be reconstructed and used in place of the New Addition wing, the science complex would be 13,468 SF short of the space required for the science complex and the project would not be functionally feasible.

The new science complex at Linfield will have an additional 111 lab seats representing spaces in Biology, Chemistry, Physics and shared across all areas. Those seats will allow us to accommodate over 166 additional students/semester in classes and when we consider the per credit cost for each 4-credit class, we have a potential revenue increase of \$925,740 per semester and over \$1.8 M per year. Conversely, without the increased space we stand to lose not only the unrealized revenue but we will not have the state of the art facilities needed for a robust science program that can compete to attract the best talent, students and faculty alike.

Mac Hall brings no value to Linfield, while the proposed expanded science complex will bring an incredible value and significance to both Linfield and the City by enhancing Linfield’s ability to attract students and grow enrollment with long-term success as a viable University.

For the reasons noted above, it is Linfield’s position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting. Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.

7B. How the proposed project meets the applicable Comprehensive Plan policies?
(Decision Criteria 1)

The Linfield University campus sits within a Multi-Family Residential R-4 zone and is a permitted use as the University has been an established higher education institution within the City of McMinnville since the founding in 1858. The University campus property does not have any known zoning over-lays.

Community Plan Goal III-2 is adequately addressed as outlined in response item 7H of this application.

Community Plan Goal X-1 notes the need to provide opportunities for public involvement. This requirement is met because the decision will be conducted in a public meeting.

In the State of Oregon, it is typical that University campus properties are identified as University District zones within their local comprehensive plan and zones. However, that is not the case in the City of McMinnville.

7C. **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).** (Decision Criteria 2)

The location of Mac Hall and its proposed removal is critical to the success of Linfield University and the science programs in Biology, Biochemistry, Chemistry, and Physics because of its proximity and connection to the existing Graf and Murdock Halls. The goal of creating a comprehensive “complex” of science spaces is critical to Linfield’s success and to the contemporary nature of scientific inquiry, teaching, and research. That is, the new Science Complex will promote interdisciplinary study and promote collaboration among academic disciplines as well as between faculty and students.

There are many economic opportunities that Linfield University is looking forward to over the coming years to which the new Science Complex will contribute. With the purchase of the Northeast Portland campus, the University is poised to grow its nursing program and allied health programs which are in high demand for current and future students. The curriculum required for these as well as other liberal arts majors is a mastery of the science-based disciplines. The new Science Complex will afford Linfield students the ability to gain a state-of-the-art education.

The current use of Mac Hall does not generate income for the University. In fact, Mac Hall will be vacant in Spring 2021 as the final stages of employee relocation is completed. And while Mac Hall generates no income, the removal of Mac Hall is directly linked to the future of Linfield University and its ability to remain financially viable in a competitive and challenging marketplace. The proposed new state-of-the-art science facility will provide needed financial stability to the University and it will attract and retain top faculty and students. See section 7A for additional information on this financial impact.

Mac Hall brings no economic benefit to Linfield University. Nor does it serve the City of McMinnville or the broader region. With that in mind, it is worth noting that the current landscape of higher education is in transition. For example, many small liberal arts universities are experiencing decreasing enrollments and financial challenges, some of which have failed or are currently failing to survive. Linfield University is not immune to those pressures; however, strong

leadership of the University and collaborations across student groups, faculty, alumni and community partners combine to ensure that Linfield is and will continue to be poised for growth. Indeed, the success of Linfield University has a direct impact on the financial viability and social fabric of the City of McMinnville.

Through the delivery of its science programs – Biology, Biochemistry, Chemistry, and Physics – in addition to what those programs contribute to the Nursing program on the Portland campus, Linfield’s McMinnville campus is both foundational and a significant contributor to the health and wellness infrastructure of our region. For example, current data show that 73% of nursing alumni, after graduation, continue to work and live in Oregon. They make significant contributions to our state’s skilled and professional health care labor force. If we include Washington and Idaho in that data set, 87% of nursing alumni continue to work and live in the broader region. That said, McMinnville’s campus and the new science building will have both economic benefits and social benefits in the region. The new Science Complex will not only create opportunities for Linfield students, but it will also create opportunities for the McMinnville community by providing internships and community service opportunities, thus enhancing the already dynamic partnership that exists.

It is important to point out that scientific inquiry is increasingly shared across all of the science-based disciplines, and the design for the new complex reflects that fact by co-locating all of the science faculty offices and research spaces together in one central location, regardless of their academic department or subdiscipline. This hub of interdisciplinary scientific teaching and research is the most critical component of the complex as it functions both practically by making the connections amongst the sciences a day-to-day reality and symbolically by putting science on display as a collaborative enterprise. This approach is featured in cutting edge buildings such as the Collaborative Life Sciences Building for OHSU, PSU and OSU where research labs are co-located. Linfield goes further by intermingling the science faculty in both their office and research settings.

Linfield as a whole, by its long-standing presence in the community with students, faculty and staff, along with campus activities and events that it hosts for the public, does generate revenue and create a significant economic impact for businesses within the City of McMinnville and the surrounding areas. It is one of the largest employers in the City of McMinnville with most employees living in a 20-mile radius of the City. The University likewise makes every effort to purchase goods and services locally and is a member of the Chamber of Commerce and has a long and unique relationship with the citizens of McMinnville in the annual Partners in Progress campaign.

Research is not just a faculty enterprise; Linfield students are involved in scientific discovery and research in their classes and in collaborations with faculty. In fact, Linfield spends over \$160,000 a year to support students in their research endeavors. Students work with faculty in research labs to undertake work that contributes – today and in a very real sense – to areas such as human genome analysis and cancer research. Students gain practical skills that are regularly showcased at conferences and in publications that disseminate their work to other scientists, and they are well-positioned for further study. Within five years of their graduation, 38% of McMinnville students go on to graduate school. In fact, Linfield students from the STEM fields attend graduate school at higher rates compared to their counterparts who earn degrees from Lewis and Clark, Whitworth, and the University of Washington (Source: National Science Foundation Survey of Earned

Doctorates/Doctorate Record). The new Science Complex positions both Linfield University and McMinnville to make meaningful contributions well into the future.

7D. **The current value and significance of the historic resource, and how the condition relates to the proposed project.** (Decision Criteria 3)

Although Mac hall was a significant hub of activity in the early days of Linfield with the build out of our residence halls, other campus buildings and infrastructure the historic resource to the University no longer exists. From a functional standpoint, the building condition and its lack of life-safety requirements means it can no longer be used for either its original intent as a dormitory or even its more recent use as a support staff building for our IT department. To provide a safer environment for our current employees we have been relocating our IT staff for the past five years with the completion of the move in spring of 2021 leaving the building empty.

The current value to Linfield is the site itself with its proximity to the existing science facilities and academic quad. The Mac Hall site is the only feasible location for a new building. Any other location/position of this key new science building would negate the entire complex, extinguishing the critical functionality of the science complex that relies on interdisciplinary relationships between the science departments with regard to lab spaces, faculty offices, lab support, lecture spaces, and dedicated research spaces.

To achieve the required functionality and key interdisciplinary relationships, the science building complex design follows these key planning goals:

- **Locate faculty-student research** in the heart of the building complex.
- **Create neighborhoods for departments** adjacent to circulation paths. Connect upper division labs to research to facilitate joint use of space.
- **Locate faculty offices together** to promote interdisciplinary science. Group near research if possible with good access to the rest of buildings.
- Compliment the heart of the building **student learning space grouped together.**
- **Anchor student interaction areas** to beacon students to primary entries and sprinkle nodes throughout.
- **Locate vertical circulation areas close to heart** to facilitate movement and connections.
- **Locate restrooms near the nucleus** along the circulation path.

See Exhibit B4 for design concept layout diagrams.

To achieve the required layout to meet the planning goals above and the minimum space program, it requires significant renovations of Graf Hall and an increase of 35,159 net square feet of new building area. The new building area must be configured to meet the layout criteria for the science labs and classrooms. Critical layout criteria refers to minimum lab classroom planning modules that are considered industry standard for higher education facilities. See 7E for further information on physical size requirements.

Mac Hall has reached the end of its useful life as a building, as the attached exhibits demonstrate it is impossible to renovate and/or retro-fit with all the requirements of a modern-day science facility.

7E. **The physical condition of the historic resource, and how the condition relates to the proposed project.** (Decision Criteria 4)

Mac Hall is in poor physical condition, but the actual current condition does not directly relate to the proposed project or action from this application since the proposal is for complete demolition in order to allow for the needed expansion of the science complex.

There are two primary existing conditions that make Mac Hall an unusable or non-adaptable structure for science labs and classrooms, or for any other program use at Linfield University. These two conditions are:

1. Non-adaptable bearing wall structural systems (clay tile bearing walls and connections)
2. Physical size limitations of the structure (width, depth and height)

To address item #1 above in greater detail, the specific concern with the primary building structure is that the exterior bearing walls are constructed of hollow unreinforced clay tile with 4-inch brick veneer that has minimal attachment to the structural walls. Further, the wood framed floors and roof are not tied to the bearing walls and it is not physically possible to structurally and/or seismically tie the floors to the hollow clay tile material. The clay tile walls are a significant issue because the physical properties of the tile units are very brittle and cannot be structurally enhanced on their own. The interior double loaded corridor walls that run the length of the building are load bearing wood framed walls that are aligned and stacked from the crawl space to the roof. Both the exterior bearing walls and the interior stacked bearing walls sit on undersized and unreinforced continuous concrete foundations.

Additional concerns with the physical condition of Mac Hall are:

- The floor framing is 2x12 joists with ship lap floor decking. The floor joists sit on interior load bearing wood framed walls and the exterior load bearing unreinforced clay tile. The floors and roof have no lateral diaphragm.
- The interior floor to ceiling height at each floor is 8'-0" (9-foot floor to floor) with no false ceilings or void space for mechanical and/or plumbing systems.
- The building is known to contain hazardous asbestos and lead paint.
- Building systems such as mechanical heating and ventilating systems, and plumbing and electrical are very old and are not designed or capable of supporting spaces beyond the individual converted office spaces.
- The building mechanical and electrical systems and exterior envelop do not meet State of Oregon energy codes.
- The building has one central/internal non-rated egress stair. For a three story building, code requires two rated exit stair enclosures per floor and only two levels allowed to be open to one another.
- Exterior steel fire escapes ladders were added to each end of the building at some point. They were not part of the original construction. Exterior fire escape ladders are not allowed by code and have not been allowed for many years.
- The building does not have a fire sprinkler system or a fire alarm system.

- ADA/Accessibility Compliance – Only the main floor is accessible and it is only accessible through one of four entry/egress points. The upper two floors are not accessible due to the lack of an elevator. There are no accessible restrooms.
- Title IX Compliance – The original building was designed as a single-gender dormitory, the dorm rooms on the ground level were later converted to offices. The building is not accessible to students or the public.

To address item No. 2 above regarding the physical limitations of Mac Hall, there are a number of factors to consider that outline why Mac Hall cannot be renovated into right-sized current-day science labs and classrooms.

- The total building area of 10,490 square feet is on three floors resulting in 3,495 square feet per floor. The new Linfield program requires 35,000 square feet minimum.
- The building floor plate dimensions (width, depth and height) do not come close to meeting minimum dimensions required for science lab classrooms.
 - A typical modern lab/classroom size requires 30'-0" (depth) x 42'-0" (width) which allows for perimeter casework for sinks and fume hoods, a teaching wall, and casework on the perimeter.
 - Mac Hall has stacked load bearing walls (6-feet apart) running down the center that support the floor framing. This arrangement would prevent a laboratory classroom from being considered. See Exhibit B2 – Lab Plan Comparison for a graphic representation of the required layout.
 - The vertical height of Mac Hall from the first floor to the roof structure is approximately 28-feet (based on 9' floor to floor). The "minimum" height required for the new addition for science labs/classrooms is 48-feet (based on 16' floor to floor). Mac hall is approximately 20-feet too short.
 - The typical "minimum" size for a science classroom building would be 70' wide x 94'-6" long, allowing for 4 classrooms off a double loaded corridor that is 10' wide. This is a "minimum" standard.
- Science buildings require significant HVAC systems, fume hoods, minimum working clearances, and vertical circulation (stairs & elevators).
 - The load bearing walls distribute their load evenly on unreinforced concrete foundation and stem walls. The creation of vertical shafts would require significant re-framing of the floors and would introduce point loads down through the building that could not be supported at the foundation level.
- Structural live-loads and vibration isolation design criteria is significant for a science building due to the heavy science equipment, hoods, and cabinetry. The wood framed Mac Hall cannot meet the required structural live loads for deflection or vibration.
- The existing double loaded corridor with stacked wood framed bearing walls down the middle of the floor plan that also supports the roof structure means that there is very little flexibility with regards to "opening-up" of the interior walls to allow for rooms and uses beyond offices and/or dorm rooms that fit within the 15-foot depth.

It is also important to note that to achieve the goal of an interdisciplinary science complex, it is critically important that the basement levels of all buildings (Murdock, Graf and New Addition) in the complex are inter-connecting at the same levels. Mac Hall does not have a basement that would physically allow for the needed connection. Similarly, as stated above, the second and third

floors of Mac Hall would not be close to aligning with the levels of Graf Hall and would again, not allow the inter-connection of the buildings.

The result of the restricting floor plate, construction materials, code and seismic requirements, and the physical condition for a University building is to tear the building down and start over. Any adaptive re-use of the building is not feasible for the reasons noted above and the rebuilding of Mac Hall, even if that were possible, to its existing design as new construction would result in a building that would not fill any University need or program, and would prevent the development of the critically needed **\$35-Million** expansion of the science complex.

For the reasons noted above, it is Linfield’s position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting. Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.

7F. **Whether the historic resource constitutes a hazard to the safety of the public or its occupants.** (Decision Criteria 5)

Mac Hall “does” constitute a hazard to the safety of its occupants (private or public) due to the items listed above in item 7E. Primarily, the code compliance issues that do not meet any current day standard. As noted, Mac Hall is an unreinforced clay tile masonry building constructed in 1936 and has virtually “no” seismic resiliency. The building contains some levels of hazardous materials (asbestos, lead paint, etc.), and it does not meet (or come close to meeting) current life-safety building codes, and it does not meet any accessibility codes or standards (ADA or OSSC).

Given the construction materials and systems noted (clay tile bearing walls), a moderate to significant earthquake would likely destroy the building and cause personal injury and/or death to the occupants. Even a moderate earthquake would likely cause significant damage and safety issues with unreinforced façade elements and brick veneer as well as the disconnections of floor and roof plates to the exterior perimeter bearing walls that would collapse and result in personal injury and possible loss of life.

In 2007, Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield’s Information Technology Services. The two upper levels are of no value or benefit to Linfield and are not occupied and only used for limited storage due to building code life-safety exiting concerns. Specific life-safety building code concerns include the lack of enclosed egress systems such as rated exit enclosures and the reliance upon old exterior mounted fire escape ladders at each end of the building. The building is rated as a Group B Office, which allows occupancy by regular staff members that are familiar with the limited exiting routes. Use by the general public and students in the event that the building is converted to other uses, would be considered unsafe and not allowed.

7G. **Whether the historic resource is a deterrent to an improvement of substantial benefit to the City which overrides the public interest in its preservation.** (Decision Criteria 6)

The building/resource is located on the only feasible location for the expansion of the existing science facilities (Murdock & Graf Halls) and it is not adaptable to renovation for the sciences due to:

- combustible wood construction type used for floor, roof and interior wall framing
- use of unreinforced load bearing clay tile masonry
- limited floor plate dimensions horizontally with a bearing wall double-loaded corridor
- limited 9-foot floor to floor height
- inadequate structural members and sizing to support required floor live loads
- no ability to incorporate extensive infrastructure to support state-of-the art science labs and instructional spaces.

The science complex is critically important to Linfield University and its long-term success. To that end, Mac Hall’s presence is a deterrent to the proposed improvement project that will be a major benefit the university from the standpoint of long-term viability and directly enhance its benefit to the City. See 7A, 7C and 7H.

If the science complex is not built, the university will suffer by not being able to attract the exceptional students and faculty. In addition, we will be unable to deliver on the building promise that have led to significant private donations that have been awarded to fund the project, such as the \$10M William Keck Foundation grant, that represents the largest donation Keck has made to fund a private University science facility in Oregon, and the \$6M Evenstad pledge for a new wine education program and facility.

7H. **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 alternate means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.** (Decision Criteria 8)

It is Linfield’s position that the proposed “removal” of Mac Hall is in the best interest of the majority of McMinnville citizens, and that the retention of the resource would “not” be in the best interest of the majority of citizens. Linfield is a private institution on private property, with some public streets within the boundaries of the university’s property. Linfield maintains its beautiful 189-acre campus for the enjoyment of its students, faculty, staff, as well as the citizens of the city.

The university and the City have a very strong history of creating an inviting destination in the community for students, faculty and staff, while also inviting the general public onto the campus grounds for various events, including athletic events, summer concerts and festivals, Commencement and the annual International Pinot Noir Celebration to name a few of the larger events. It is understood that both Linfield and the City mutually share in each other’s successes.

The proposed science expansion project is directly tied to the successes of the university, which then indirectly spills over into the community by means of supporting the local economy, investing in the local wine making industry, and by hosting major events that draw visitors to McMinnville.

The City will dramatically benefit by the success of the science program at Linfield that as stated, represents the university’s future. We believe that what is good for Linfield is also good for the community at large, as well as a representation for how the sciences impact all aspects of daily living. The science education and literacy provided at Linfield is distinctive and our graduates enter the world with the experience of an immersive liberal arts education.

The general public of the City of McMinnville do not benefit from the existence of Mac Hall as the resource is not accessed by the public, nor is the building accessed by Linfield students or faculty. The public view from Linfield Avenue is the back of the Mac Hall, lacking any architectural distinction, while the front of the building is viewed from the academic quad.

A beneficial off-set is that two dormitory buildings, Larsell Hall in 1958 and Hewitt Hall in 1960, were designed and constructed as close replicas to Mac Hall and are located in the correct residence hall zone of the campus. Additionally, the design of Miller Hall (dormitory) is also based on Mac Hall and represents a more modern version of the same design, and is located at the eastern end of Linfield Avenue.

Linfield believes that Mac Hall as a resource can be preserved through photographs, original architectural blueprints, and written description as well as the fact that the Linfield campus has three buildings on campus in Miller Hall (31 on campus map), Hewitt Hall (40 on campus map) and Larsell Hall (37 on campus map) that are very similar in design appearance and function as code compliant residence halls. These three dormitory buildings can and will serve to preserve the building in lieu of protecting the resource.

Additional Comments Related Decision Criteria 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.

The retention of Mac Hall as a resource would cause severe financial impacts and hardships to Linfield University as follows:

- Loss of very large grants and private donations totaling more than \$16M. Including the Keck gift of \$10M contingent on the building of the entire science complex. (section 7G)
- Loss of annual tuition revenues of \$1.8M from core science degrees programs and decreased enrollment. (section 7A)
- The University does not need additional dorm rooms, but is in desperate need of science lab, instructional and research space (section 7G)
- The existing Mac Hall building has no value to the University and does not generate any revenue. (section 7A)
- Not utilizing the strategic location of the ground area where Mac Hall is located to expand the science complex will lead to significant financial losses due to lost revenue noted above. (section 7D)
- Any use of Mac Hall will entail addressing monumental deferred maintenance and life-safety code issues plus on-going for a building that is of no use to the institutional. (Section 7E). Those dollars would not be available to support student scholarships and with 95% of Linfield University students receiving institutional aid this would result in a hardship for many students trying to attend.

Students are Linfield’s top priority, and it takes exceptional places to support them. Linfield strives for environments that cultivate community, support self-discovery, and inspire achievement. But key facilities are no longer able to advance the University’s mission. A new science complex is required and needs to be sited along with the other Science facilities on campus. This requires the removal of Mac Hall.

A state-of-the-art science complex where students can become scientists or science-informed leaders, cultivating science awareness is part of Linfield commitment to providing a comprehensive, interdisciplinary education. Outmoded, overcrowded science facilities now stand in the way. Rising to meet Oregon’s demand for skilled STEM workforce, a new science complex-designed for inclusive, collaboration immersive learning and discovery is a key initiative of the Linfield University mission.

In conclusion, is a statement from Linfield University President Miles Davis.

Linfield is an economic, cultural, and civic partner with the City of McMinnville. While Linfield University is a non-profit dedicated to the mission of serving our students, the institution thrives in and contributes to McMinnville. From the economic contributions made by student and employees to the cultural contributions through extensive public programming and to the civic contributions of volunteers and interns our futures are intertwined.

Linfield University has exhibited a consistent history of success, one based on smart planning and investments in the future. Linfield’s continuing success in retaining its competitive advantages is critical to the University and the Community.

Exhibit Attachments:

- Exhibit A – Existing Mac Hall Photographs
- Exhibit B – Original Architectural Plans & Elevations of Mac Hall
- Exhibit B2 – Lab Plan Comparison
- Exhibit B4 – Program Layout and Key Adjacencies
- Exhibit C – Existing Site Plan Survey
- Exhibit D – Proposed New Science Complex Site Plan
- Exhibit E – Exterior Renderings of Proposed Science Complex
- Exhibit F – Exterior images of Hewitt, Larsell and Miller Halls

Linfield University **CAMPUS MAP**

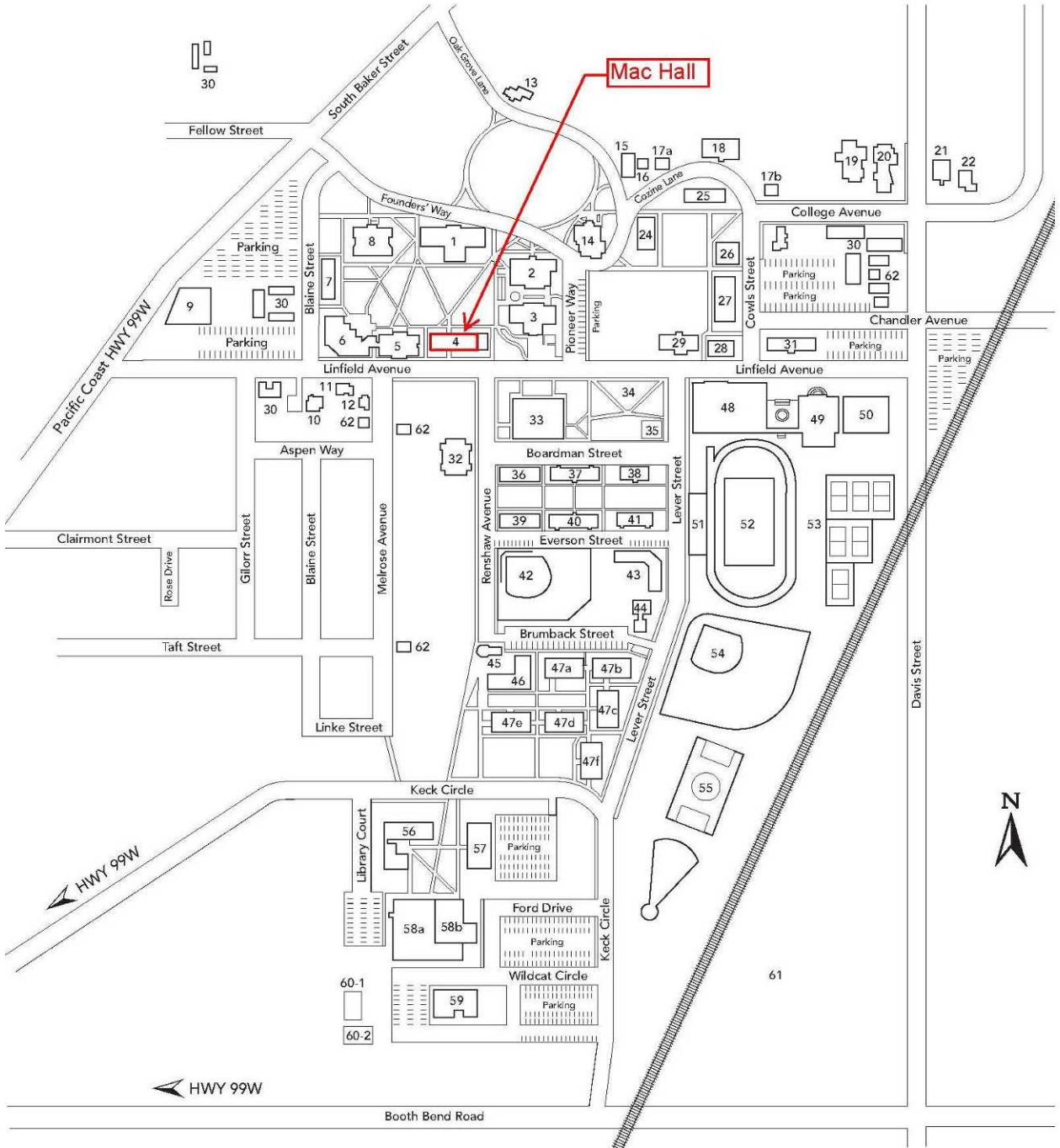


EXHIBIT 'A'

Mac Hall Images:

Note: due to mature trees at the site, the images may partially obscure the building.



View from the academic quad from the northwest looking southeast



View of north elevation from the academic quad looking south



View of north elevation from the academic quad looking south



View of south elevation from Linfield Avenue looking to the northwest



View of south elevation from Linfield Avenue



View of south elevation from Linfield Avenue looking to the northeast

Brian C. Jackson, Architect LLC

13545 NW Logie Trail Rd. Hillsboro, OR 97124 Phone: 503-310-8707 brian@bcjarchitect.com



View of southeast building corner showing brick decay

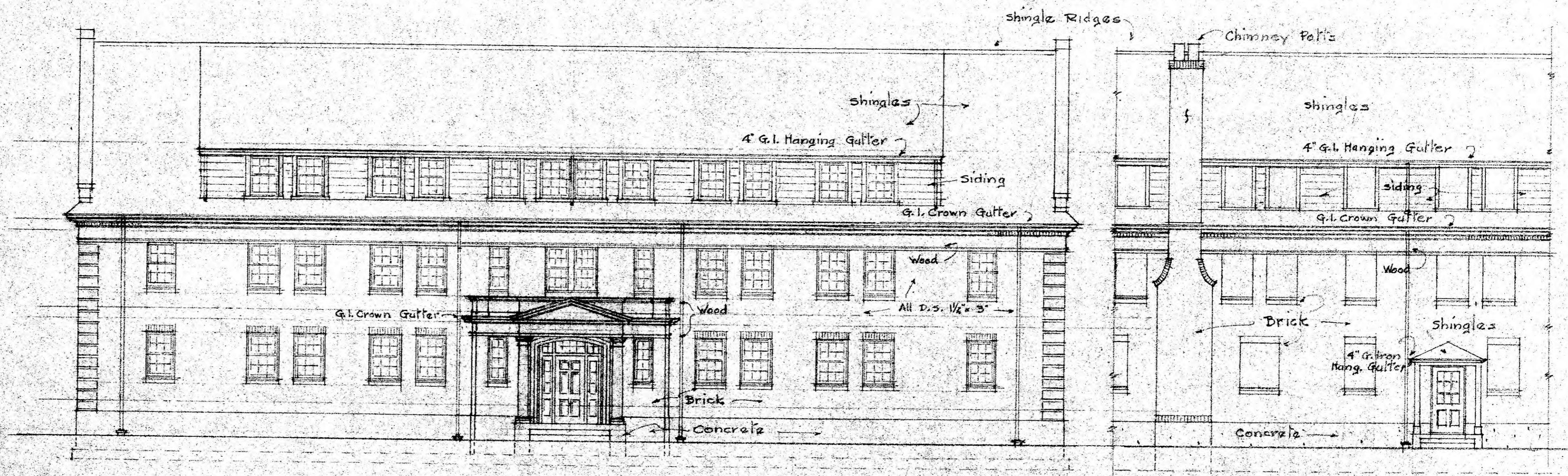


View of northeast building showing roof and siding condition



Showing one of two exterior fire escapes.

EXHIBIT B - Mac Hall Plans, Elevations & Sections

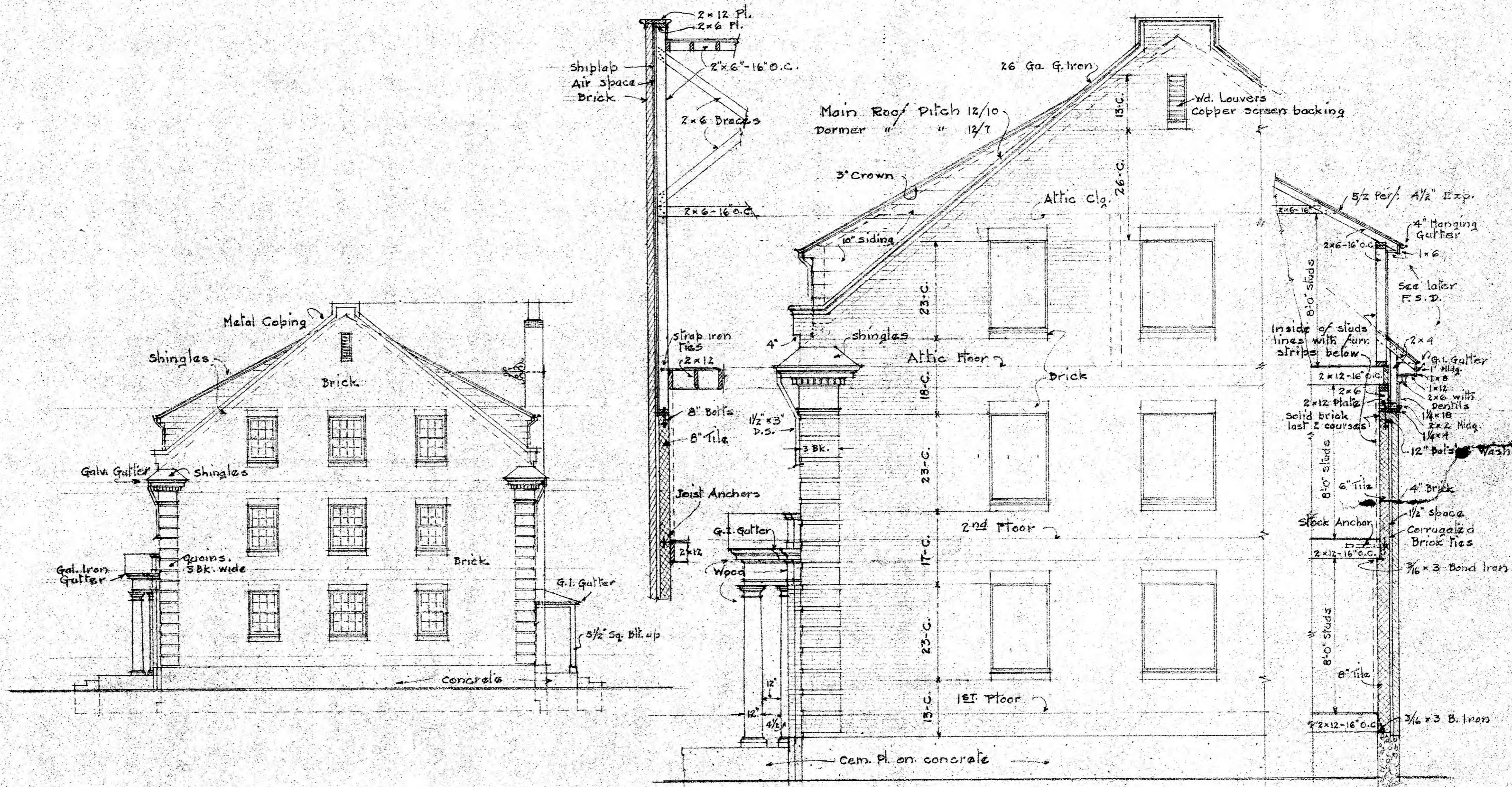


NORTH ELEVATION.

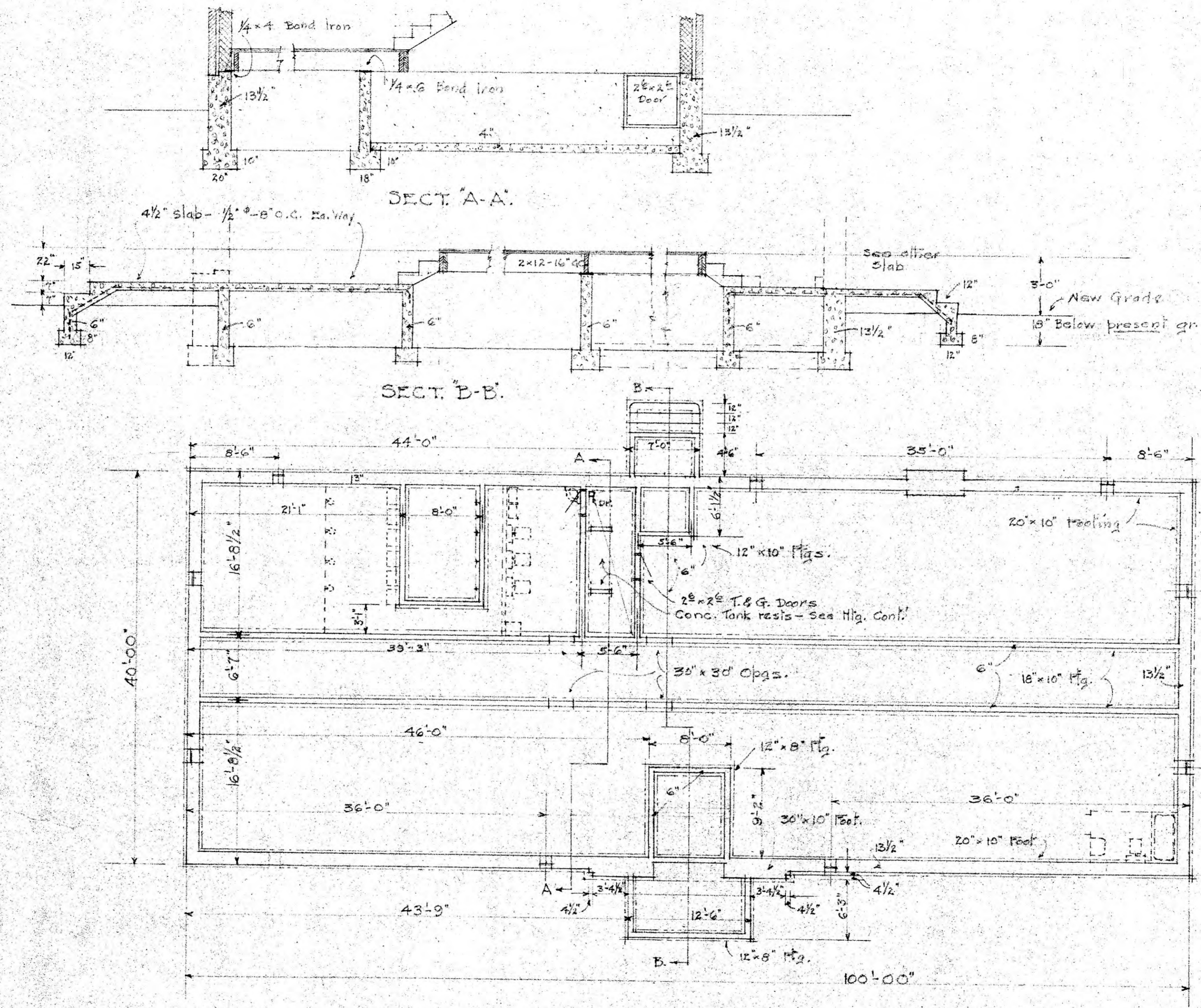
Scale 1/8" = 1'-0".

PART SOUTH ELEVATION.

BOYS DORMITORY
LINFIELD COLLEGE.



BOYS DORMITORY
LINFIELD COLLEGE

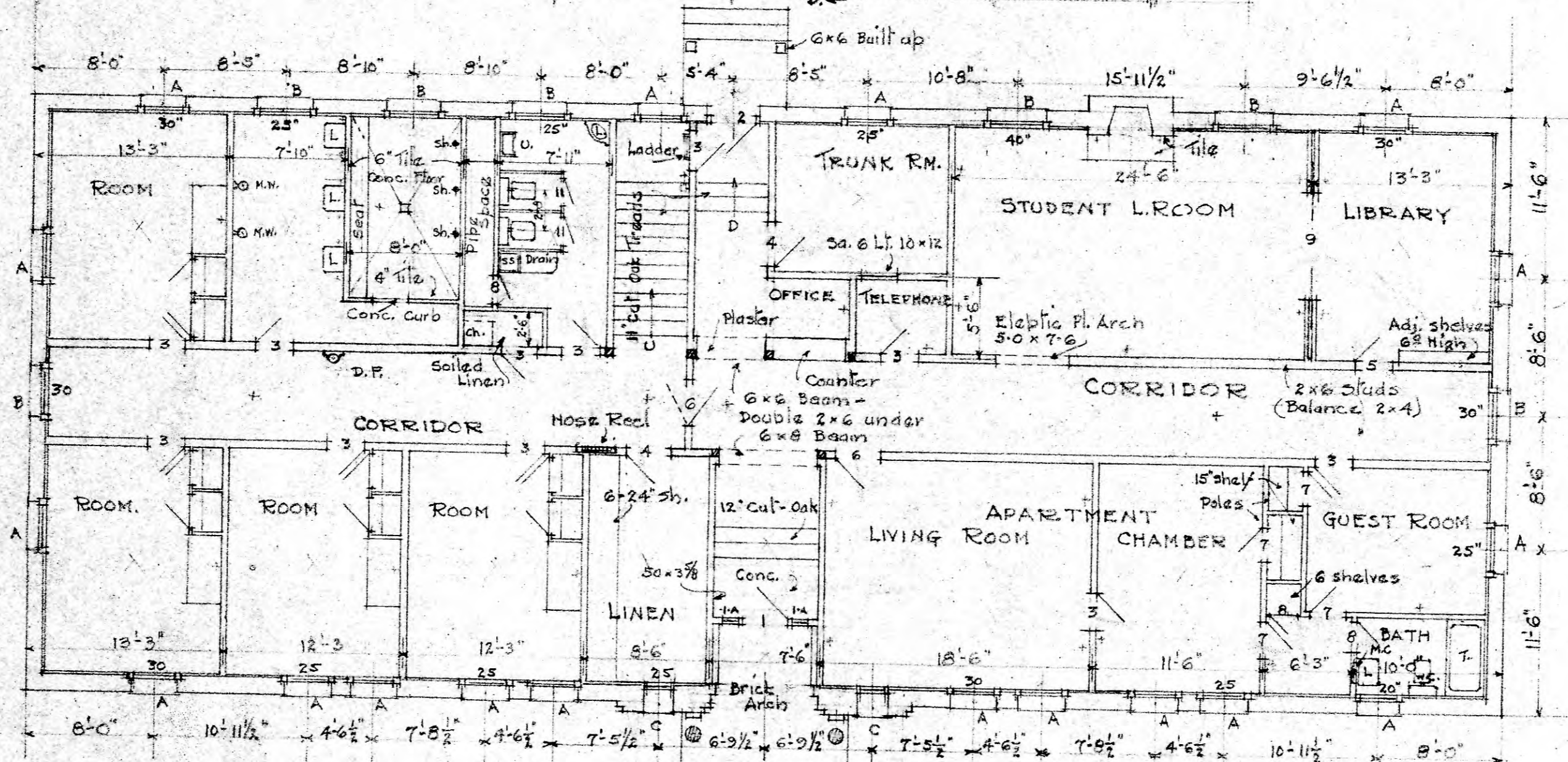
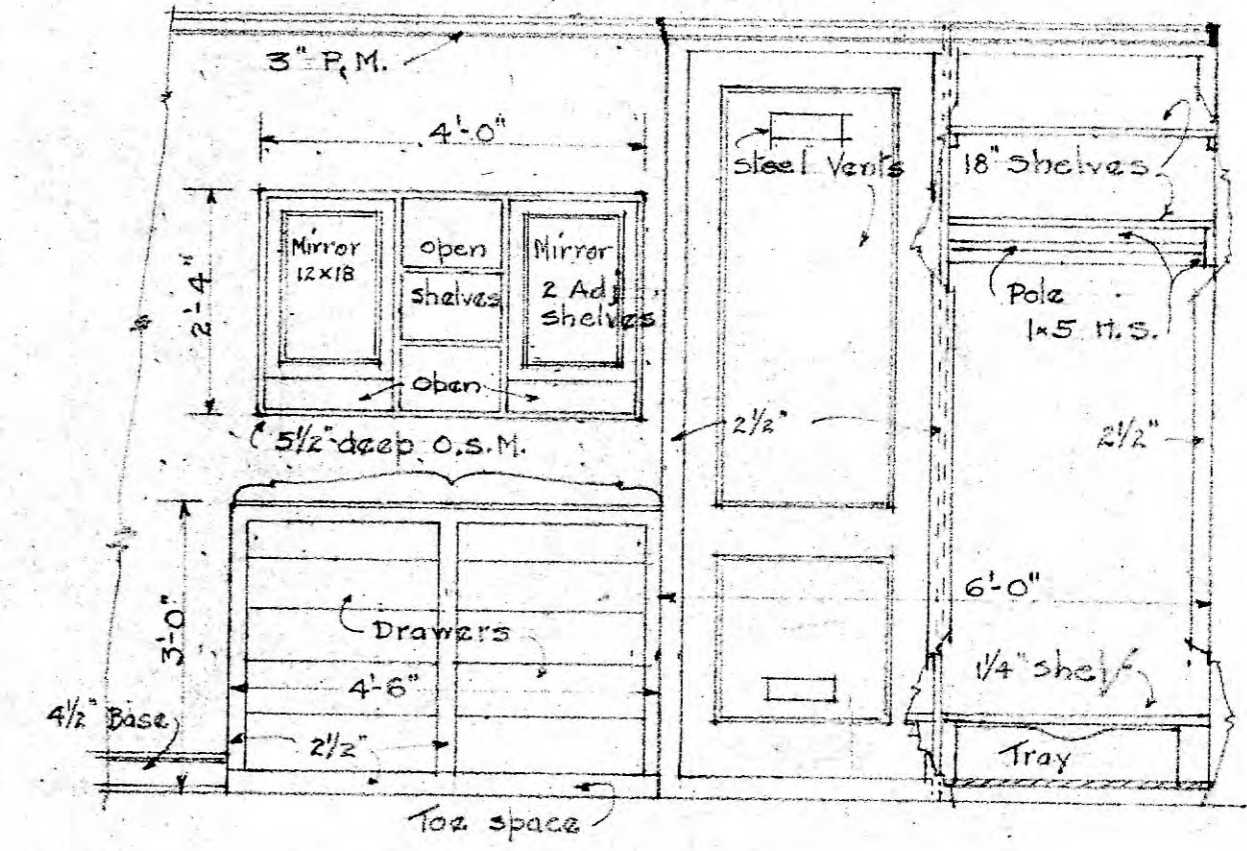
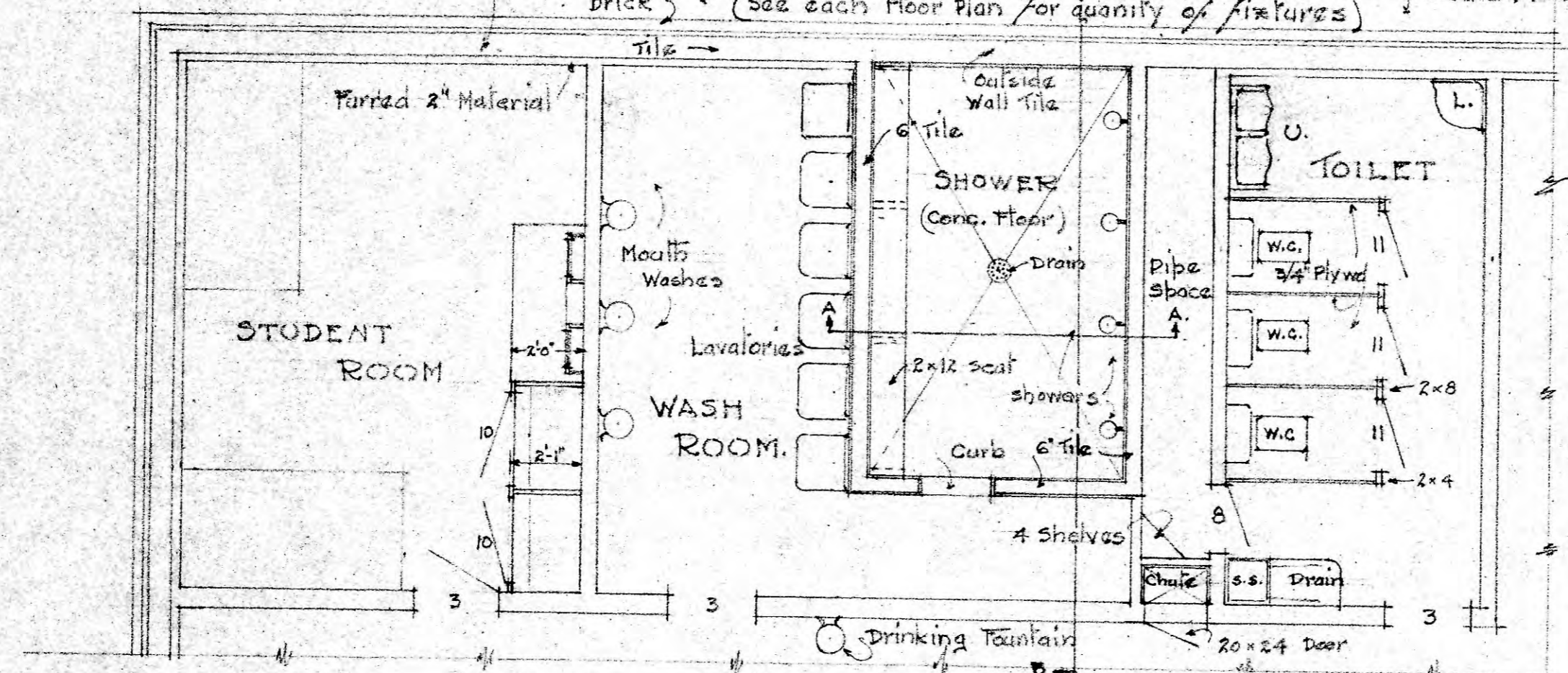


BOYS DORMITORY
 LINFIELD COLLEGE.
 MEMINAVILLE, ORE.

TYPICAL ROOM

TYPICAL UTILITY SECTION
 Brick Tile
 (See each floor plan for quantity of fixtures)
 Scale 1/4"=1'-0"

ELEVATION TYPICAL STUDENT ROOM
 Scale 1/2"=1'-0"



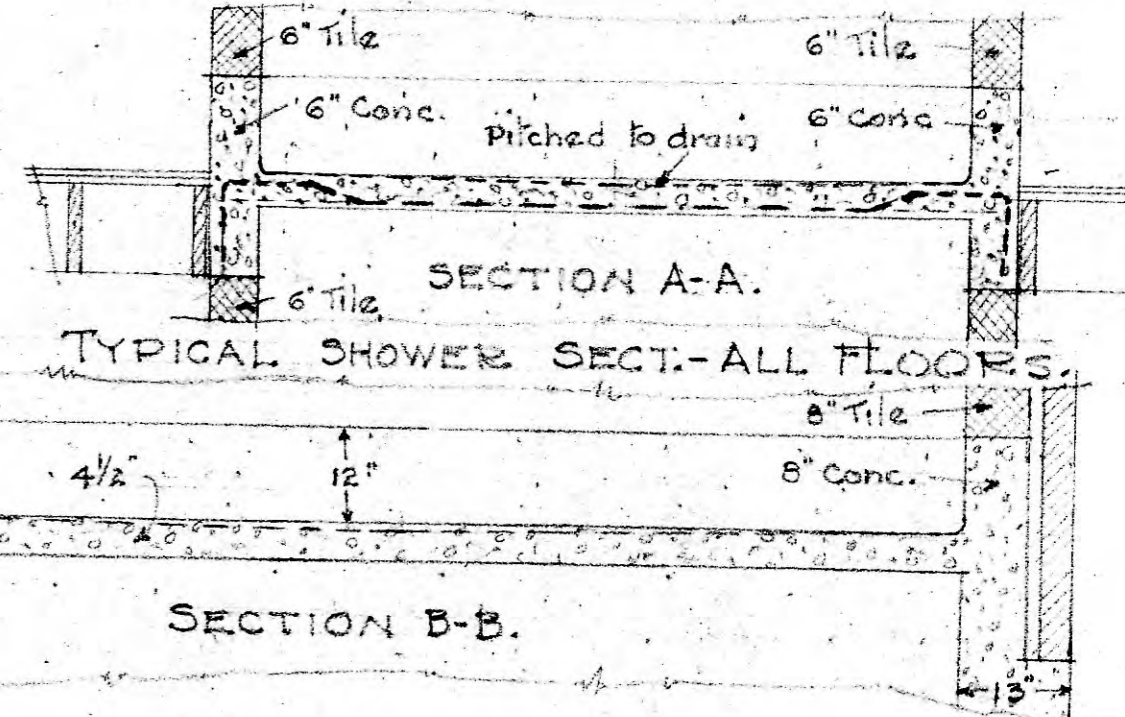
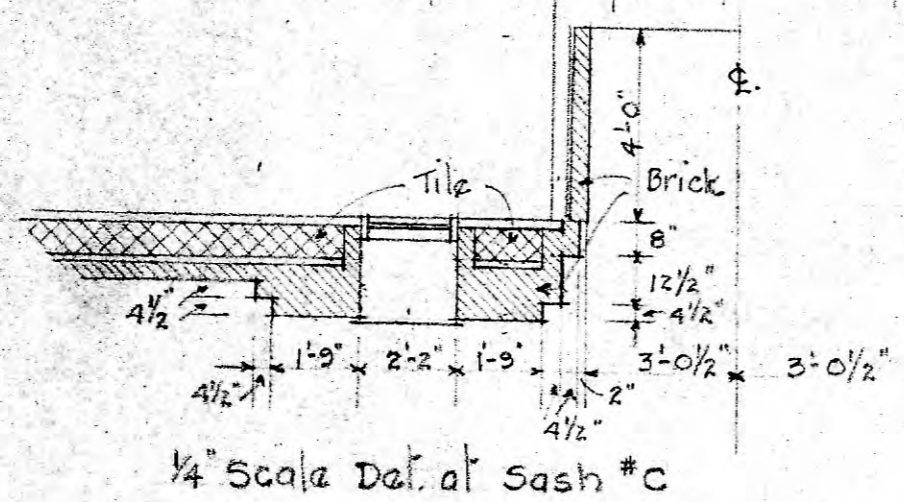
WINDOW SCHEDULE

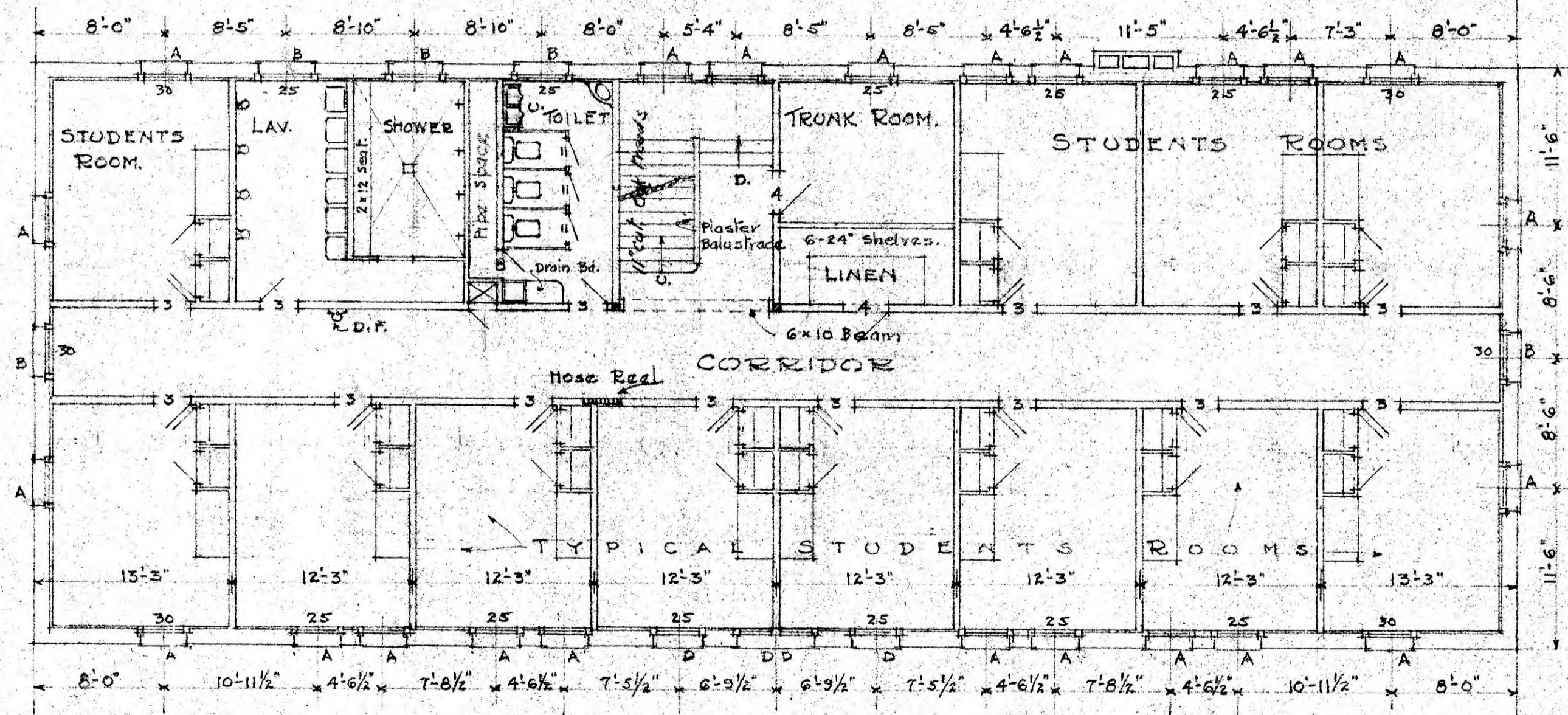
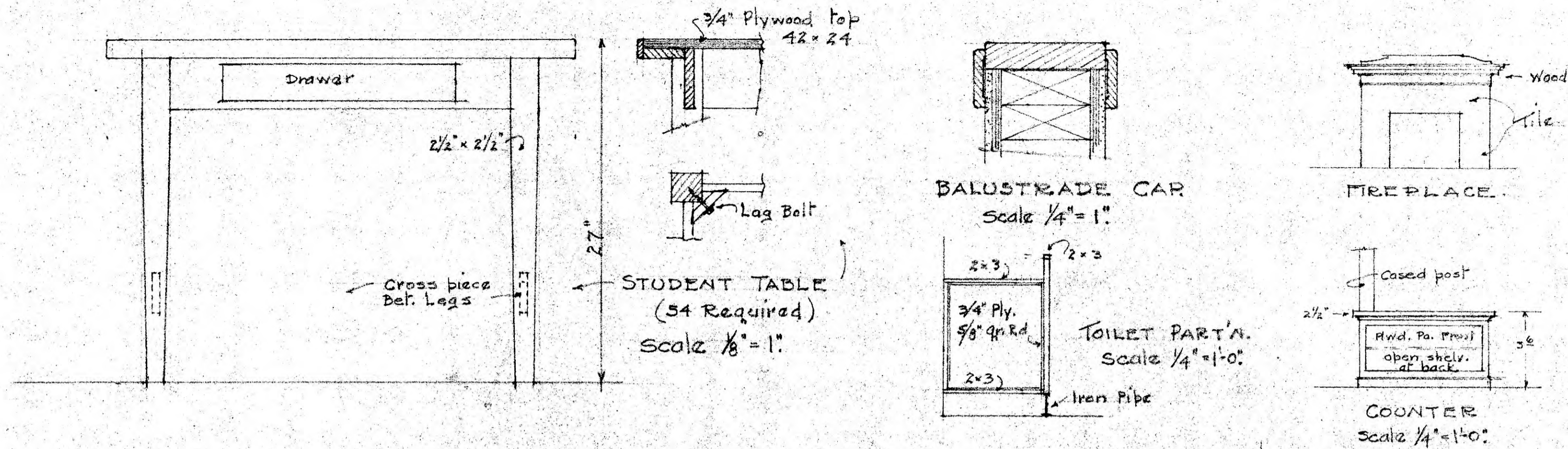
A	Wd. 30" x 24" x 1 3/8"	12 Lt. 3/4"	S.S.A. except
B	Wd. 40" x 24" x "	16 " 4/4"	Three "B" in Total
C	Sa. 1'-10" x 4'-6" x "	8 " 2/4"	Seal. white Mess
D	Wd. 18" x 24" x "	8 " "	

DOOR SCHEDULE

1	3-0 x 7-0 x 1 3/4"	6 R.P.
1A	1-0 x 7-0 x "	1 Pa. 3 Lt. - steps
2	3-0 x 7-0 x "	2 vert. pa. 9 Lt. 3/8 - steps
3	2-6 x 6-8 x 1 3/8"	2 Pa. Stock.
4	3-0 x " x 1 3/4"	2 " "
5	2-8 x " x 1 3/4"	15 Lt. 3/5 - steps
6	3-0 x " x 1 3/4"	15 " "
7	2-4 x " x 1 3/8"	2 Pa. Stock.
8	2-0 x " x "	2 " "
9	3-6 x " x 1 3/4"	20 Lt. 4/5 - steps
10	2-8 x 7-6 x 1 3/8"	2 Pa. 10 line with stock.
11	2-1 x 5-0 x 1 3/8"	2 " "

FIRST FLOOR PLAN.
 Scale 1/8"=1'-0"

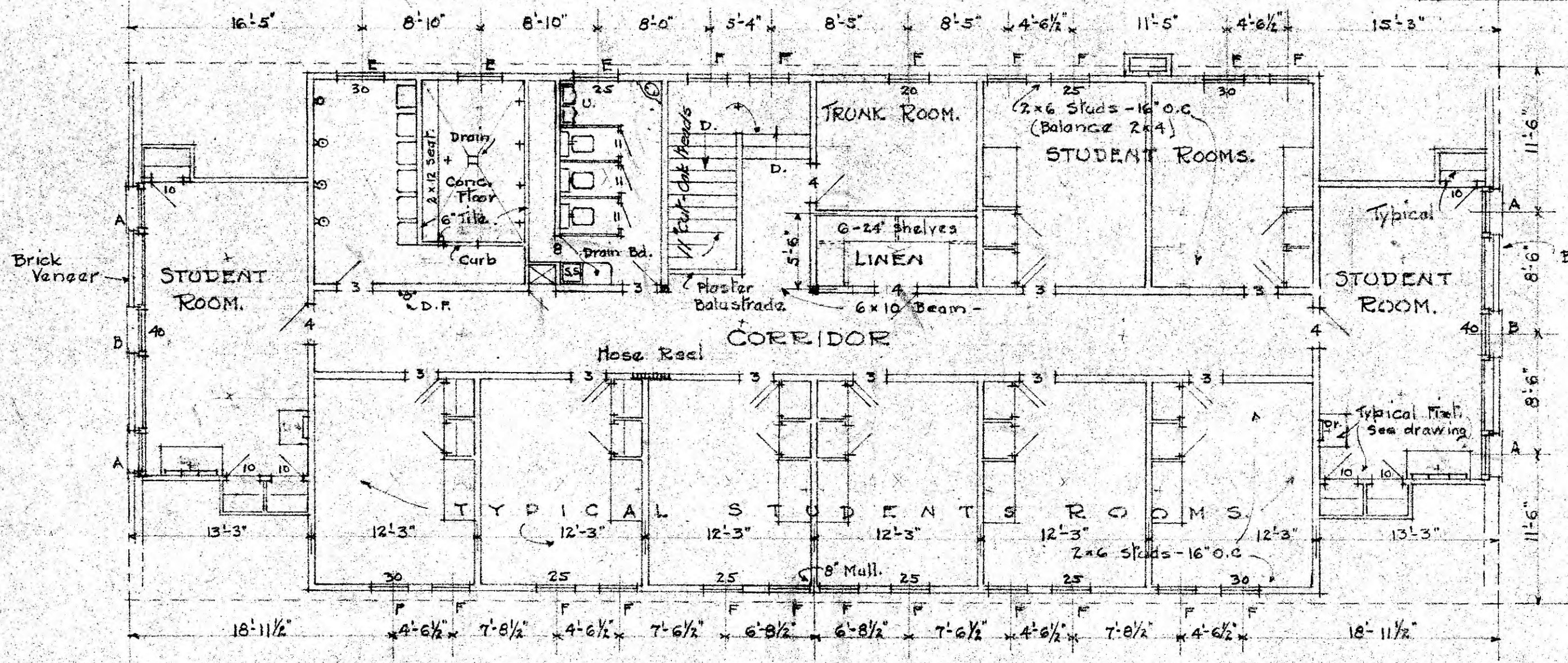
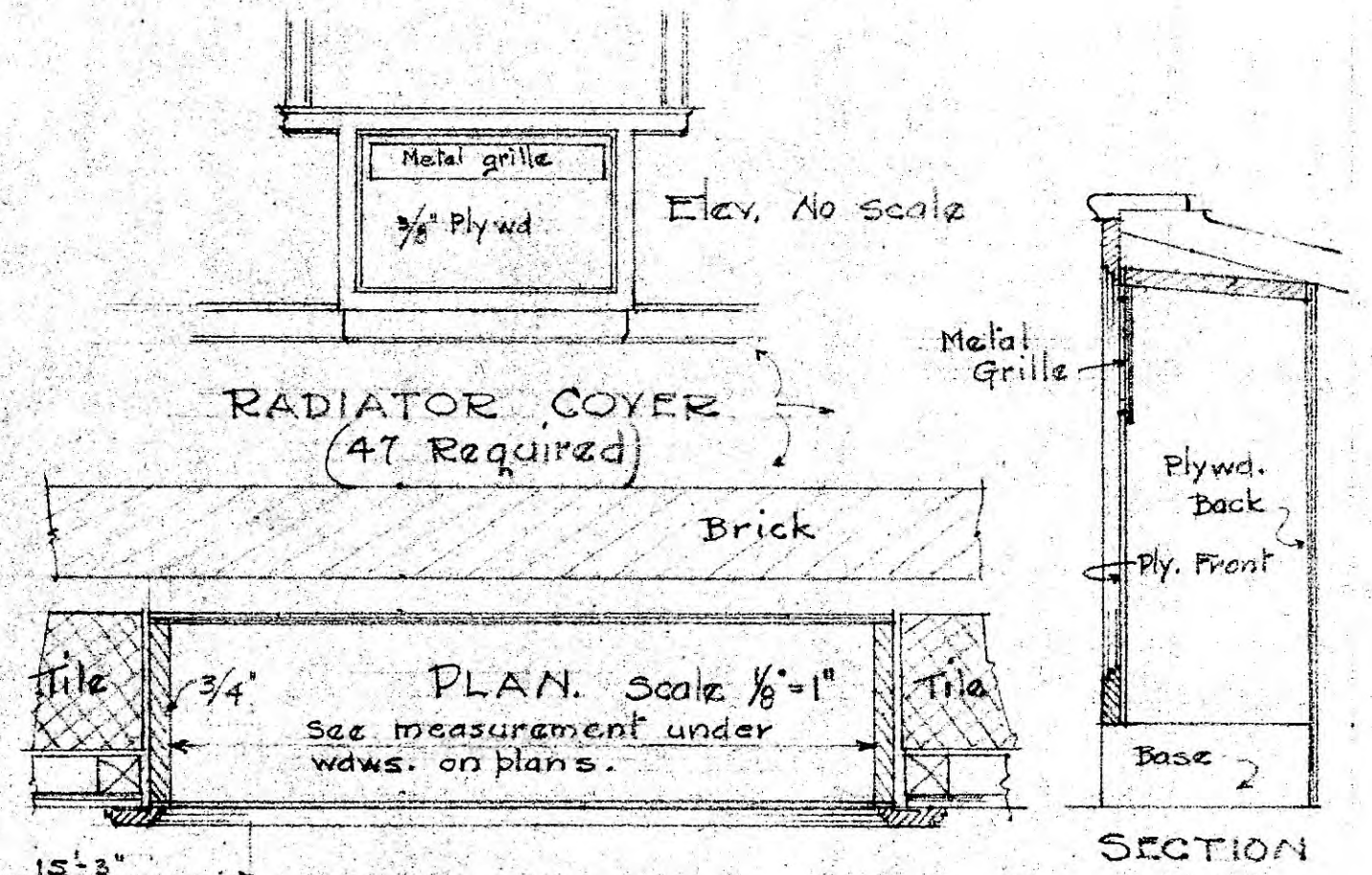
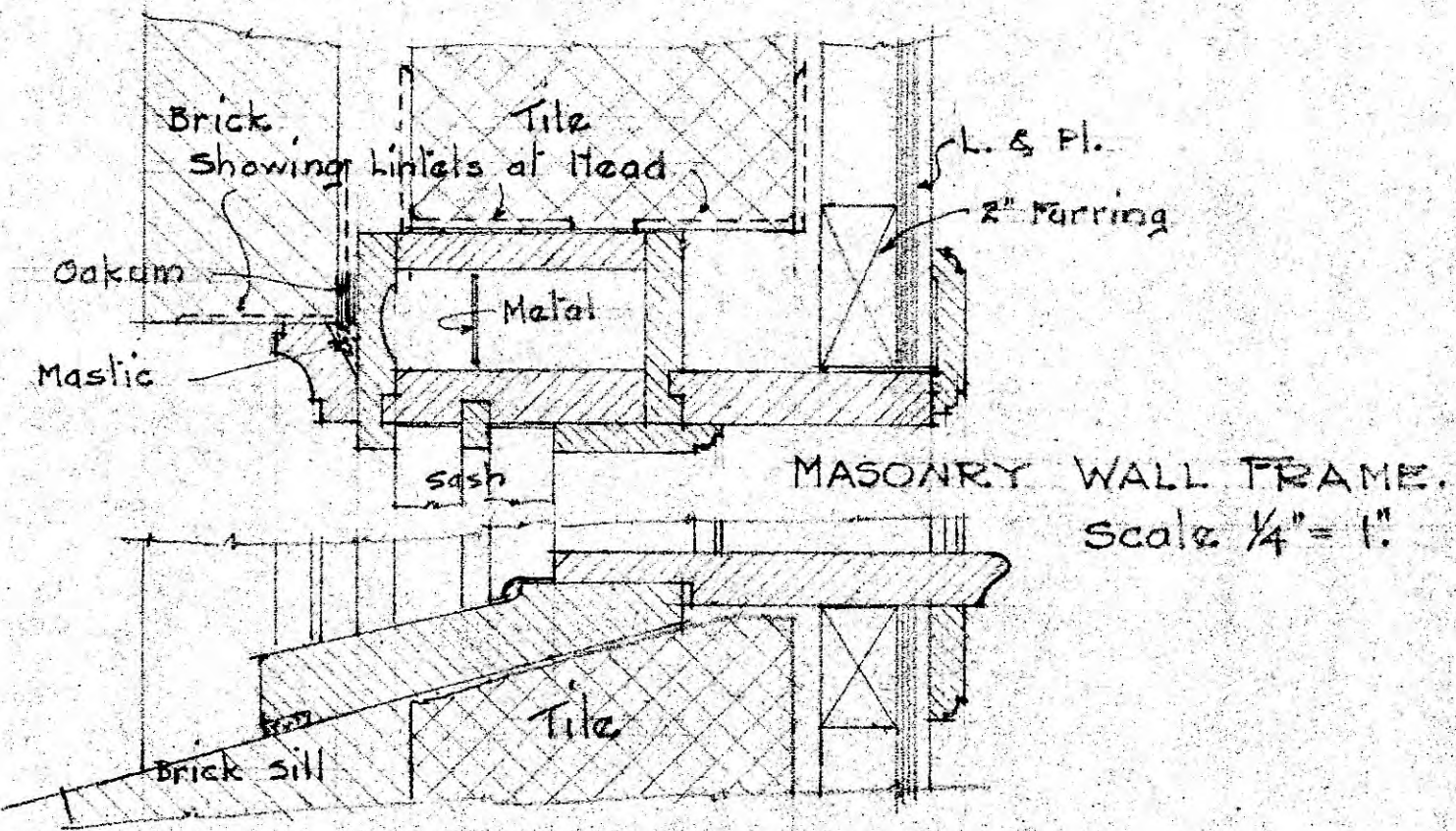
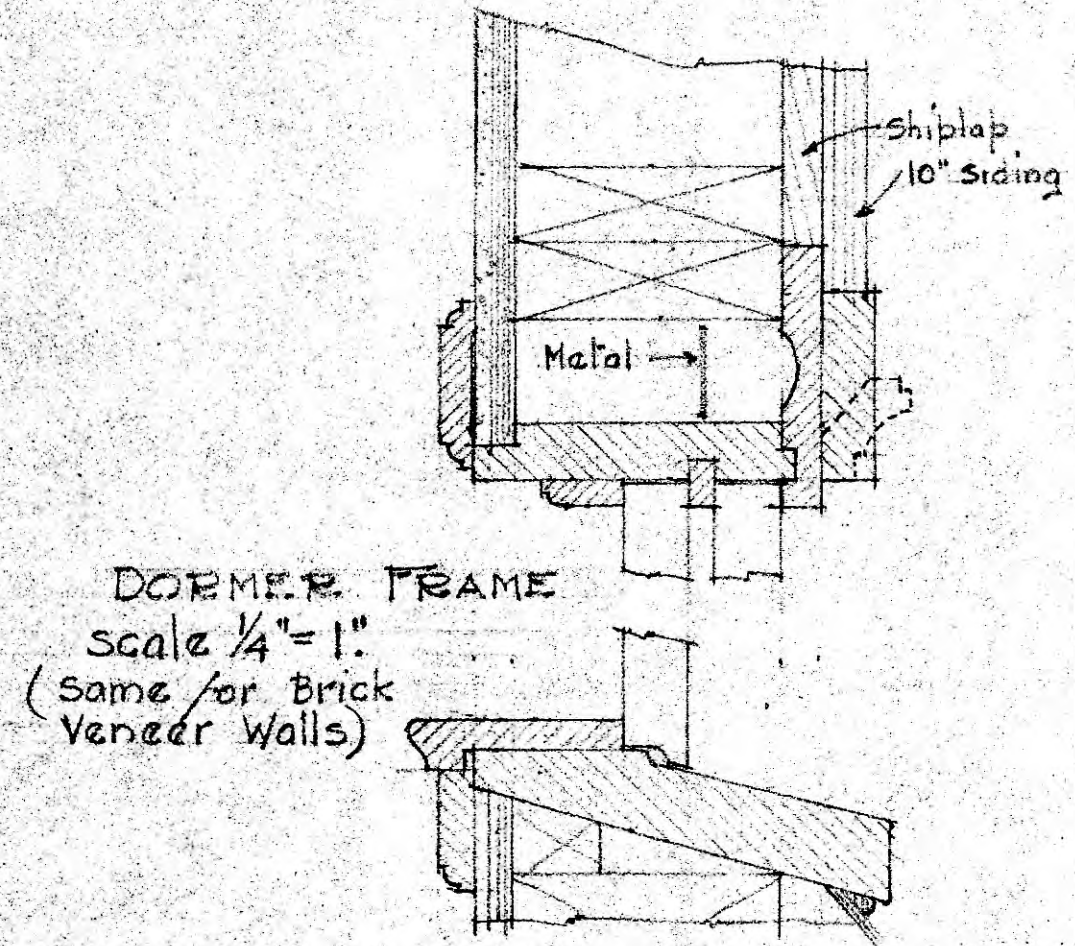




MILLWORK NOTES:-
 Fir finish E.G. #2 cl. Base for all walls except LAV-SHOWER-TOILET. Picture moulding in all STUDENTS ROOMS- APARTMENT- GUEST ROOM. Wire midg. in CORRIDORS. Ceiling midg. in STUDENTS L.R. & LIBRARY.
 Base - 5/8" x 4 1/2"
 P.M. - 2"
 Wire Midg. 2" x 3"
 Clg. " 2" x 4"

SECOND FLOOR PLAN.
 Scale 1/8"=1'-0"

Opp. A - on ends only | Angle Iron 3 1/2 x 3 1/2 x 5/16 - 4'-0"
 " 3 - " " " " " " " x 3/8 - 4'-8"



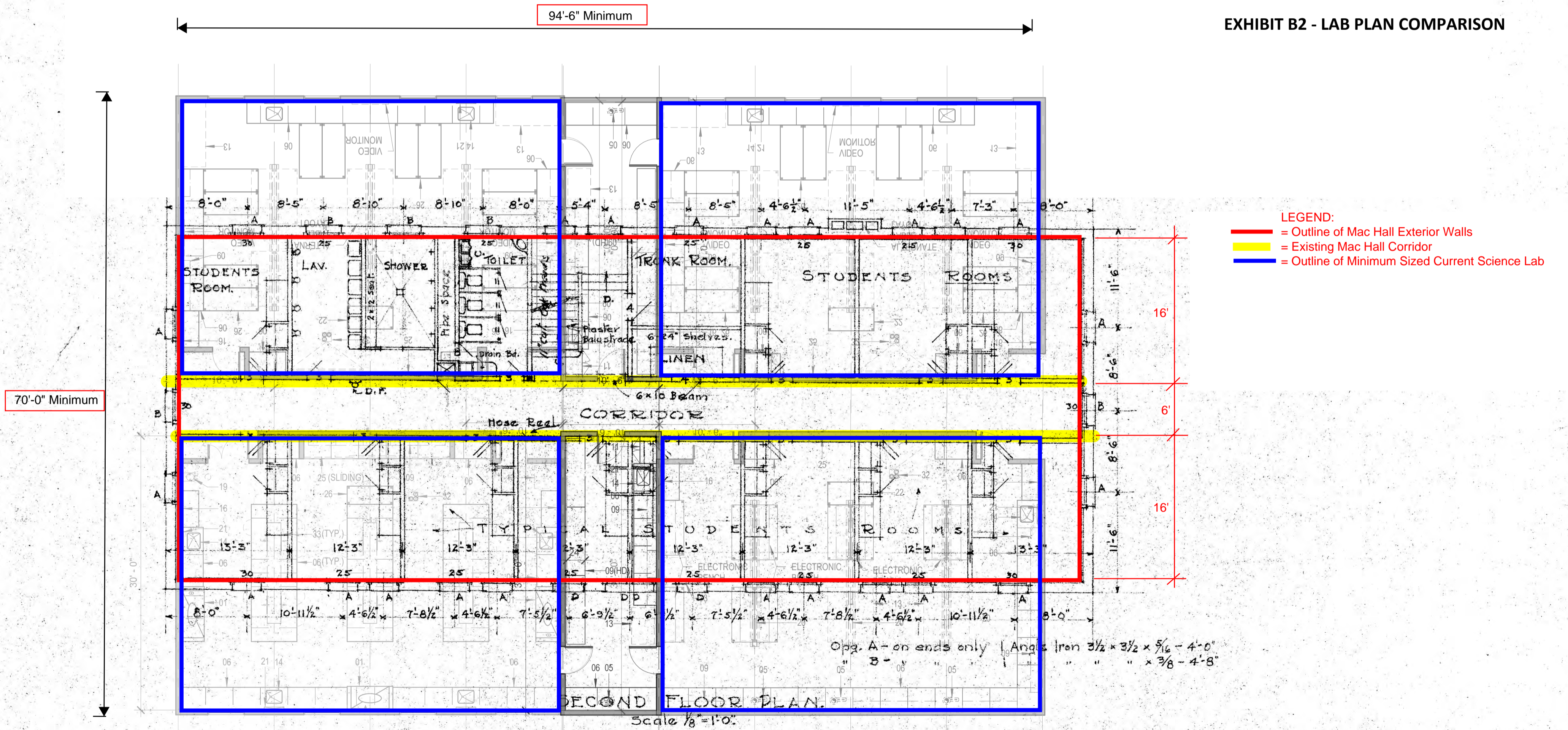
WINDOW SCHEDULE

E. W4. 40x22x1 3/8 - 16 Lt. 4/4 Obs. glass
F. " 30x22 " 12 " 3/4 Clear "

A. & B. See other Schedule.

A-Opgs. 1 Angle 3 1/2 x 3 1/2 x 3/16 = 4'-0"
B- " " " " x 3/8 x 4'-8"

EXHIBIT B2 - LAB PLAN COMPARISON

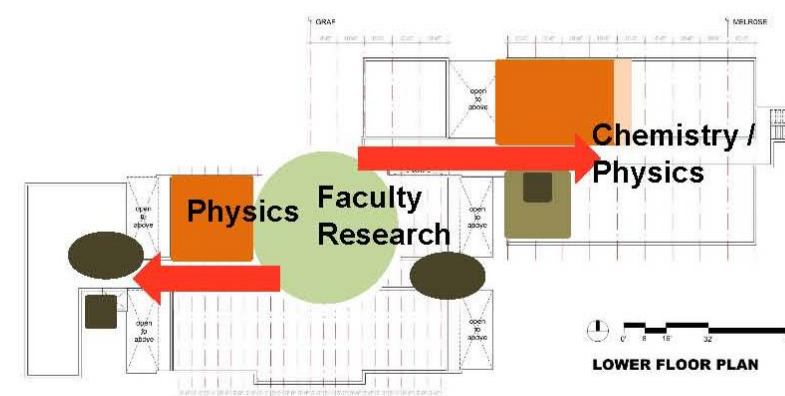
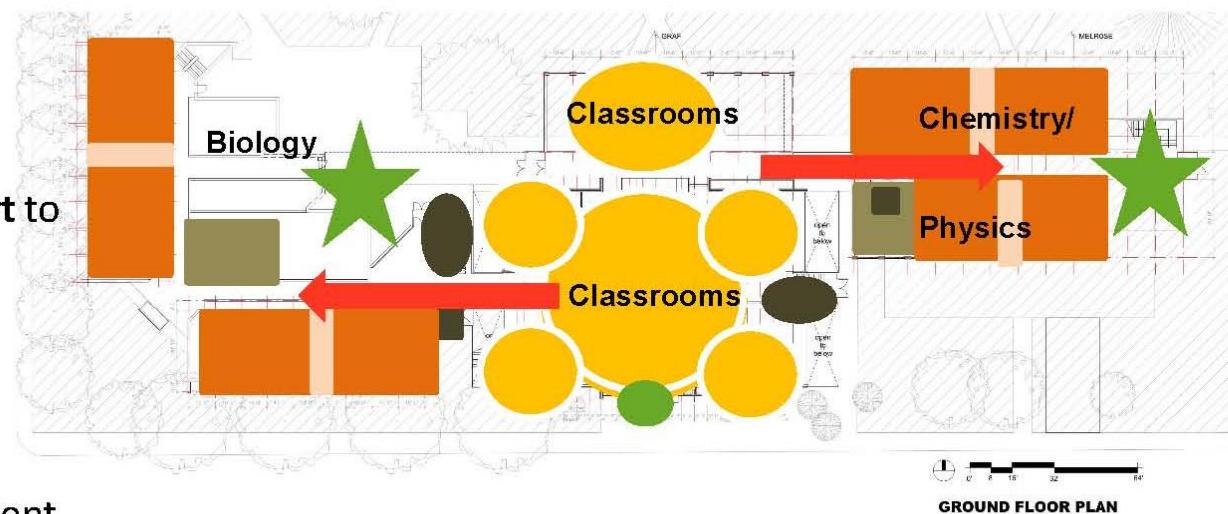
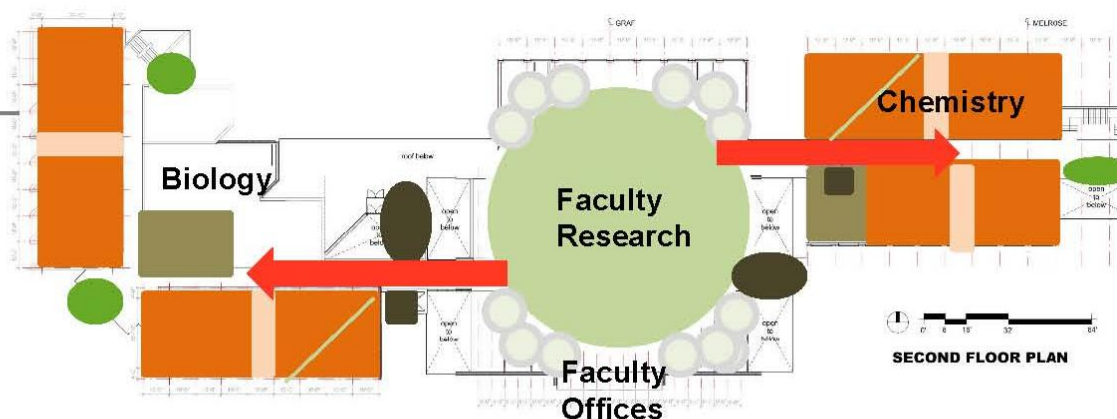


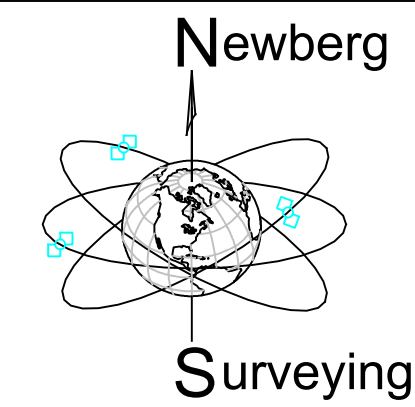
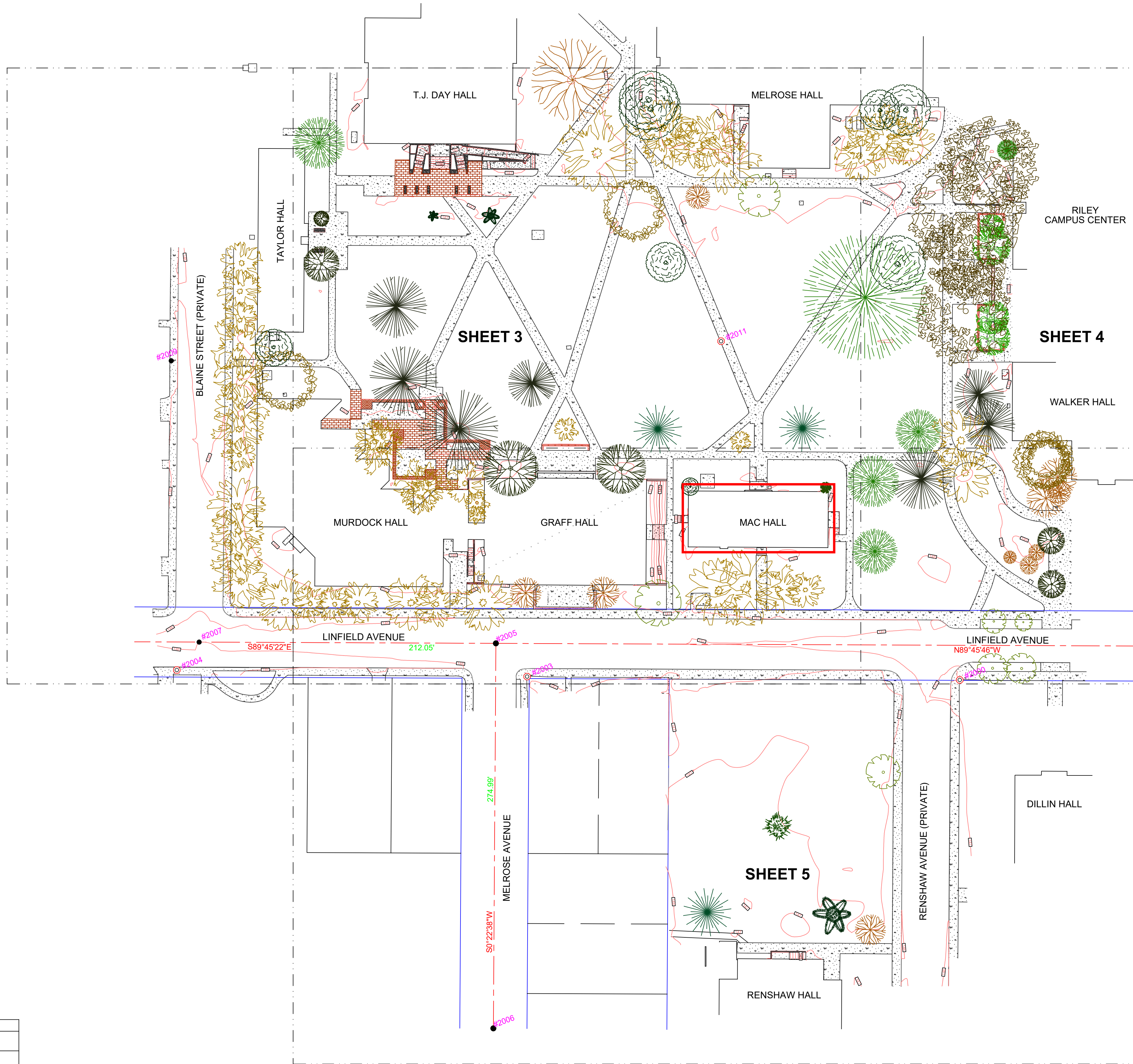
BOYS DORMITORY
 LINFIELD COLLEGE.

EXHIBIT 'B4'
 Science Complex Program Layout and Key Adjacencies

Key Planning Principles:

- **Locate Faculty Student Research** in the heart of the building.
- **Locate faculty offices together** to promote interdisciplinary science. Group near research if possible, with good access to rest of buildings.
- Compliment the heart of the building with **student learning space grouped together**
- Locate **vertical circulation areas close to heart** to facilitate movement and connections
- Locate **restrooms near this nucleus** along the circulation path.
- **Create neighborhoods for departments** adjacent to paths. Connect upper division labs to research to facilitate joint use of the space
- **Anchor Student Interaction areas** to beacon students to primary entries and sprinkle nodes throughout.





Scale: 1" = 40'

VERTICAL DATUM: NGVD29
 OREGON COORDINATE REFERENCE SYSTEM
 SALEM ZONE USING NAD83(2011) EPOCH 2010.00
 GRID NORTH INTERNATIONAL FEET

Newberg Surveying, Inc.
 1205 NE Evans
 McMinnville, OR 97128
 (503)-474-4742 (971)-237-1956 Cell
 (503)-474-3752 Fax newberg@vlink.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JUNE 30, 1987
 JOHN W. BERNEBERG
 2638
 RENEWS: 12-31-2018

SHEET INDEX

- SHEET 1 PROJECT OVERVIEW, MONUMENT TABLE
- SHEET 2 LEGEND, NARRATIVE, TREE IDENTIFICATION TABLE
- SHEETS 3 - 5 DETAIL SHEETS

MONUMENT TABLE

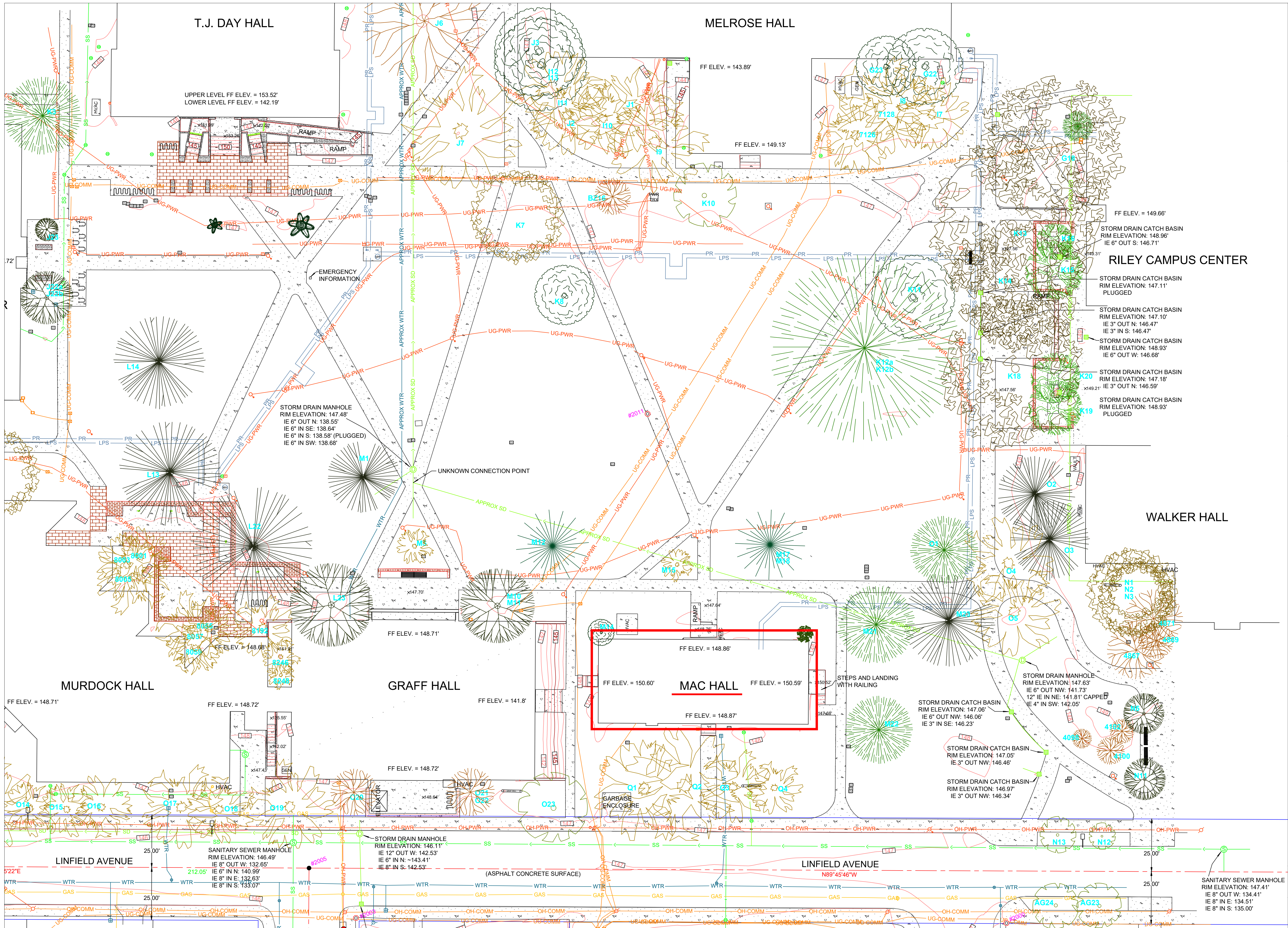
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2003	316085.933	133654.790	146.796	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE CURB AT THE BACK CORNER OF THE SIDEWALK.
2004	316090.614	133404.505	145.782	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK.
2005	316109.653	133632.492	146.173	1" IRON PIPE FOUND DOWN 0.5' IN A MONUMENT BOX
2006	315834.672	133630.682	144.103	3/4" IRON PIPE FOUND DOWN 0.25' IN A MONUMENT BOX
2007	316110.548	133420.448	145.720	3/8" IRON ROD FOUND DOWN 1.5' IN A MONUMENT BOX
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2011	316325.455	133793.394	147.290	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK. THIS POINT IS BEING HELD AS THE VERTICAL BENCHMARK.

**LINFIELD COLLEGE
 MAC HALL PROJECT**

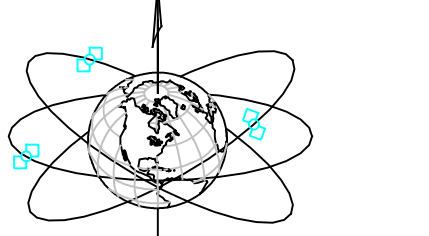
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 YAMHILL COUNTY, OREGON
 DATE: APRIL - MAY, 2017

SHEET 1 OF 5

JOB #1493

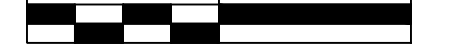


Newberg



Surveying

Scale: 1" = 20'



VERTICAL DATUM: NGVD29
 OREGON COORDINATE REFERENCE SYSTEM
 SALEM ZONE USING NAD83(2011) EPOCH 2010.00
 GRID NORTH INTERNATIONAL FEET

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1205 NE Evans
 McMinnville, OR 97128
 (503) 474-4742 (971) 237-1956 Cell
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REGISTERED
 PROFESSIONAL
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OREGON
 JUNE 30, 1987
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RENEWS: 12-31-2018

LINFIELD COLLEGE
 MAC HALL PROJECT

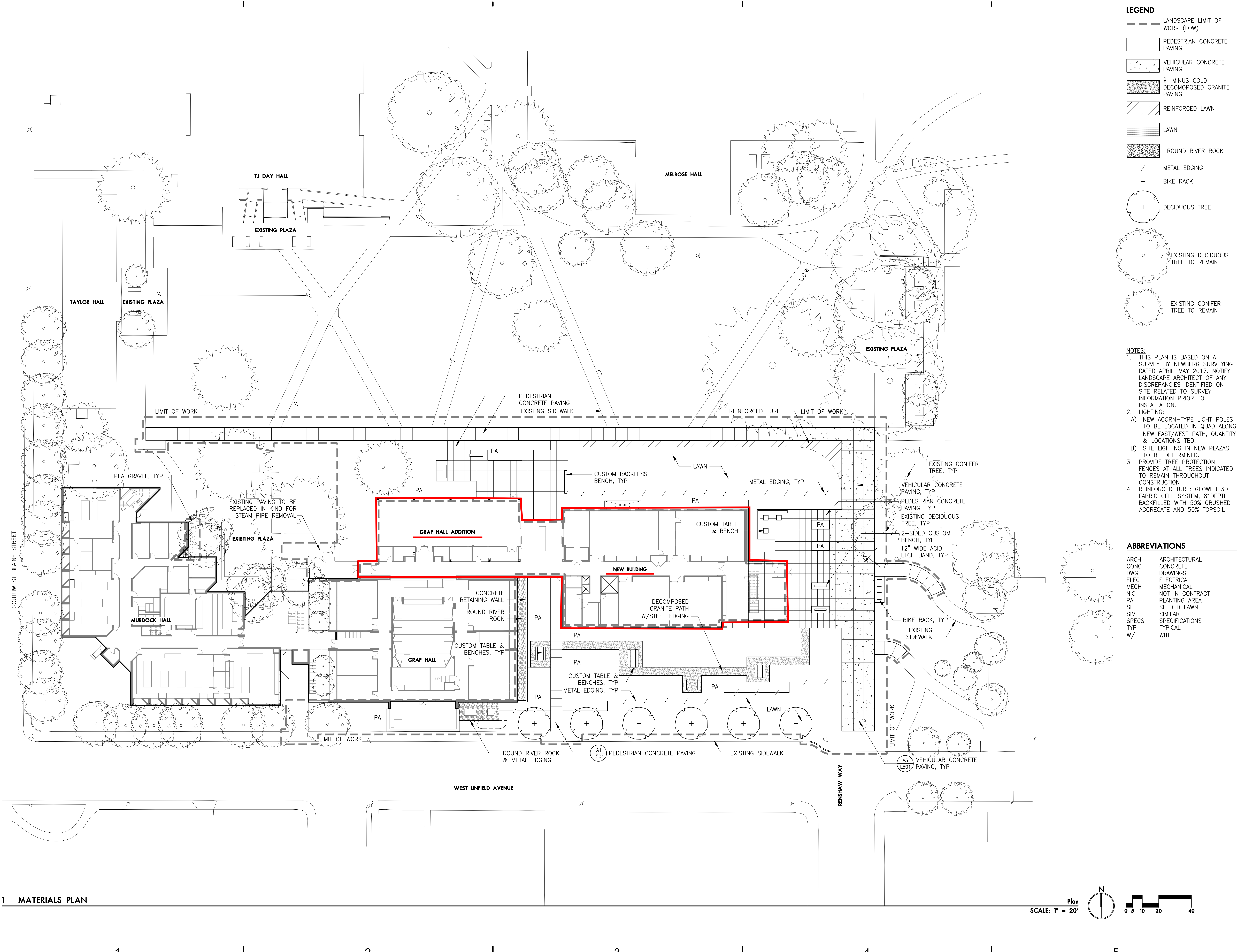
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 NE 1/4 SECTION 29, T. 4 S., R. 4 W., WM.,
 YAMHILL COUNTY, OREGON

DATE: APRIL - MAY, 2017

SHEET 4 OF 5

JOB #1493

7/10/2020 9:05:54 AM



LEGEND

- LANDSCAPE LIMIT OF WORK (LOW)
- [Grid Pattern] PEDESTRIAN CONCRETE PAVING
- [Grid Pattern] VEHICULAR CONCRETE PAVING
- [Stippled Pattern] 1" MINUS GOLD DECOMPOSED GRANITE PAVING
- [Diagonal Lines] REINFORCED LAWN
- [Horizontal Lines] LAWN
- [Stippled Pattern] ROUND RIVER ROCK
- METAL EDGING
- BIKE RACK
- (+ in circle) DECIDUOUS TREE
- (+ in circle) EXISTING DECIDUOUS TREE TO REMAIN
- (+ in circle) EXISTING CONIFER TREE TO REMAIN

- NOTES:**
- THIS PLAN IS BASED ON A SURVEY BY NEWBERG SURVEYING DATED APRIL-MAY 2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
 - LIGHTING:**
 - NEW ACORN-TYPE LIGHT POLES TO BE LOCATED IN QUAD ALONG NEW EAST/WEST PATH, QUANTITY & LOCATIONS TBD.
 - SITE LIGHTING IN NEW PLAZAS TO BE DETERMINED.
 - PROVIDE TREE PROTECTION FENCES AT ALL TREES INDICATED TO REMAIN THROUGHOUT CONSTRUCTION
 - REINFORCED TURF: GEOWEB 3D FABRIC CELL SYSTEM, 8" DEPTH BACKFILLED WITH 50% CRUSHED AGGREGATE AND 50% TOPSOIL

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SL	SEEDED LAWN
SIM	SIMILAR
SPECS	SPECIFICATIONS
TYP	TYPICAL
W/	WITH

SRG
 SRG PARTNERSHIP, INC
 621 SW COLUMBIA STREET
 PORTLAND, OR 97201
 503 222 1917
 SRGPARTNERSHIP.COM

lango.hansen
 LANDSCAPE ARCHITECTS
 1100 NW GLISAN #3B
 PORTLAND OR 97209

**SCIENCE BUILDING ADDITION
 LINFIELD UNIVERSITY**
 356 W LINFIELD AVE
 MCMINNVILLE, OR 97218

DESIGN DEVELOPMENT

Drawing Title
MATERIALS PLAN

Drawing scales indicated apply to 30" x 42" drawing sheets. Scale may not be accurate if drawing plots are less than this size.

Revisions
 Number Description Date

1701

Drawn by
 KLM

Checked by
 JH

Date
 August 21, 2020

Project No
 219616

Consultant Project No
 1701

Drawing No
L101

1 MATERIALS PLAN

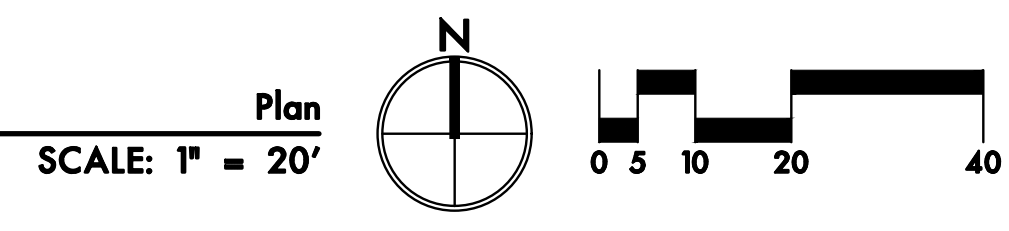


EXHIBIT 'E'
Science Complex Design renderings:



Overall view of Science Complex from the south east looking to the northwest



Overall view of Science Complex from the northeast looking to the southwest



Close up view of entry from the southeast



Close up view of the entry from the northeast

EXHIBIT 'F' – Miller, Larsell and Hewitt Halls

Miller Hall:



View from Linfield Avenue from the southwest looking to the northeast



View of north elevation looking from the northwest

Larsell Hall:



View of south elevation from Linfield Avenue looking to the northwest



Detail view of northwest elevation

Hewitt Hall:



View of south elevation



View of northeast elevation

HL 1-21: Supplemental Application Submittal

Mac Hall Memorial Plaque Concepts

See following pages for materials



POPC HALL
MONTROVIL



MAC HALL
Memorial



