



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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Historic Landmarks Committee**  
**Community Development Center, 231 NE 5<sup>th</sup> Street**  
**July 26, 2017 3:00 PM**

Committee Members	Agenda Items
<p>Joan Drabkin Chair</p> <p>Rebecca Quandt Vice-Chair</p> <p>John Mead</p> <p>Mary Beth Branch</p> <p>Cory Schott</p>	<ol style="list-style-type: none"> <li><b>1. Call to Order</b></li> <li><b>2. Citizen Comments</b></li> <li><b>3. Approval of Minutes</b> <ol style="list-style-type: none"> <li>A. April 25, 2017 Meeting Minutes (Exhibit 1)</li> </ol> </li> <li><b>4. Action Items</b> <ol style="list-style-type: none"> <li>A. HL 3-17 – Demolition Request (Exhibit 2) 1140 SE Davis Street – Resource B578</li> </ol> </li> <li><b>5. Discussion Items</b> <ol style="list-style-type: none"> <li>A. Single Family Homes in Commercial Zones Discussion (Exhibit 3)</li> <li>B. Historic Sign Program (Exhibit 4)</li> </ol> </li> <li><b>6. Old/New Business</b></li> <li><b>7. Committee Member Comments</b></li> <li><b>8. Staff Comments</b></li> <li><b>9. Adjournment</b></li> </ol>

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](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.



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# EXHIBIT 1 - MINUTES

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**April 25, 2017**  
**Historic Landmarks Committee**  
**Regular Meeting**

**3:00 pm**  
**Community Development Center**  
**McMinnville, Oregon**

**Members Present:** Chair Joan Drabkin, Mary Beth Branch, John Mead, Rebecca Quandt, and Cory Schott  
**Members Absent:** None  
**Staff Present:** Chuck Darnell - Associate Planner  
**Others Present** Ellie Gunn

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## 1. Call to Order

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

## 3. Citizen Comments

None.

## 4. Approval of Minutes

None.

## 5. Action Items

None.

## 6. Discussion Items

### A. Historic Preservation Month Activities

Chair Drabkin said at the last meeting the Committee agreed to do a This Place Matters program where the Committee would take pictures of historic places with the sign and write a story or give a history about the places and post them on social media. They were also going to put together historic walking tours with the Downtown Association and were going to ask the City Council for a proclamation declaring May as Preservation Month. Ms. Gunn had come back with a SoDAN walking tour proposal as well.

Associate Planner Darnell said the proclamation would be done that night at the City Council meeting.

Committee Member Quandt said the Downtown Association had been working on a walking tour of the Chinese underground, to be done possibly on May 7 or May 14.

There was discussion regarding holding more tours and opening them up to more people, such as giving them on the last weekend of the month during the summer. There was further discussion regarding what places to take pictures of for the This Place Matters Program and adding to the walking tours.

Committee Member Quandt clarified the Committee would start submitting photos with a blurb to staff by Monday. Committee members listed the photos/blurbs they planned to submit.

## B. Certified Local Government Grant Award

Associate Planner Darnell announced the City received the Certified Local Government Grant and the deadline to get all of the work done was August 31, 2018. The projects included the Historic Preservation Plan, intensive level survey, public education activities, creation of a new historic walking tour brochure, historic preservation awards, and promotional materials. The intensive level survey and Historic Preservation Plan would be done by one consultant. Staff would develop an RFP for that work and the Committee would help review the proposals and interview consultants. He thought the survey could be done by the end of this year, and then they could start working on the Historic Preservation Plan. The Committee could decide what properties would be included in the survey. There was money included in the budget for printing the walking tour brochure. The Committee would help with what properties should be included and with the stories and histories.

Ellie Gunn, representing SoDAN, had a list of potential of properties for a walking tour and there were 10 people from SoDAN interested in having a plaque on their house. She explained the possible route of the walking tour. The goal was to get more people interested in the neighborhood from a historic perspective and as a place to walk. There would be another SoDAN meeting in May and she could talk to more people about signing up. They would also work on a plaque design.

There was discussion regarding where the plaques would be placed and what information would be on the plaques. There was further discussion regarding what would be included in the brochure including a historic and a current picture of the property and the research that would need to be done.

Committee Member Quandt suggested getting some grant funding for plaques for downtown buildings and creating a mobile friendly app for the plaques.

Ms. Gunn thought during the summer SoDAN members could be at the Farmers Market and provide neighborhood walking tours. She would keep working on these ideas and the brochure.

### C. Goal 5 Rulemaking and Local Ordinance Updates

Associate Planner Darnell said the Department of Land Conservation and Development updated the Oregon Administrative Rules related to Goal 5 that included the historic resources language. The update triggered changes to local ordinances and programs. Staff reviewed the changes with the Committee in February and how they might impact the City's ordinance. Some of the required changes were: updating the criteria for designating a historic resource, review process and criteria for demolishing or removing a property on the national register, public hearing for demolition of a national register resource, updated definition of owner and process for owner consent for a local historic resource designation, and that any alteration had to follow the Secretary of the Interior's standards and guidelines. Some items that had Committee discretion were: having all historic resources subject to the design standards and HLC review and the new rules not applying to the contributory and environmental categories.

Chair Drabkin thought the new rules were aggressive and constraining on property owners. She wanted to have a more collaborative effort in working with property owners.

There was discussion regarding how many designated properties were in the City and whether or not more should be added as well as the process for un-designating them.

Associate Planner Darnell stated another change was including the historic preservation ordinance as a chapter in the City's zoning ordinance. He discussed a certificate of approval process where any exterior alteration, demolition, or moving of a historic resource would come before the HLC for review. That might require a change to the Committee's bylaws. He distributed and reviewed the draft of the zoning ordinance chapter which included language from the existing historic preservation ordinance. He explained the changes to the definitions and the sections of the chapter. Another question that needed to be clarified was the state rule that no permit for demolition or modification could be issued for 120 days from the day the application was submitted.

There was discussion regarding the consequences if someone did not submit an application as required.

Associate Planner Darnell said another big change was using the Secretary of the Interior's standards and guidelines which were stricter than the current standards. Currently application notices went out to owners of historic landmarks within 300 feet, and staff thought it should be changed to go out to all property owners within 300 feet. There was a violation section in the historic preservation ordinance, however he would check with the City Attorney to see if the standard enforcement and violation policies that were already in the zoning ordinance applied.

Committee Member Quandt thought the \$1,500 for demolishing a historic landmark was not enough to be a deterrent.

Associate Planner Darnell said there was an appeals process, and any decision of the HLC could be appealed to the Planning Commission, and Planning Commission appeals would go the City Council.

The draft chapter would be cleaned up and staff would be in contact with SHPO to get clarification on some of the outstanding items and it would be brought back to the HLC at their next meeting. It would also be taken to a Planning Commission Work Session. Questions for the Committee to



consider were if the new Secretary of the Interior's standards applied to all four categories or if they should keep it to the two, whether there should be a certificate of approval process, and regarding the requirement to protect resources on the national register, did they want to exclude non-contributing or accessory structures from the design standards and review process.

Associate Planner Darnell showed maps of where the current historic resources were located and their designations.

#### **7. Old/New Business**

None.

#### **8. Committee/Commissioner Comments**

None.

#### **9. Staff Comments**

None.

#### **10. Adjournment**

Chair Drabkin adjourned the meeting at 4:30 p.m.



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## EXHIBIT 2 - STAFF REPORT

**DATE:** July 26, 2017  
**TO:** Historic Landmarks Committee Members  
**FROM:** Chuck Darnell, Associate Planner  
**SUBJECT:** HL 3-17 – 1140 SE Davis Street

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### Report in Brief:

A request for the demolition of a historic landmark that is listed on the Historic Resources Inventory to be reviewed and approved by the Historic Landmarks Committee.

### Background:

The applicant, Mark McMurtry, submitted a formal request to demolish a historic landmark that is listed on the Historic Resources Inventory. The subject property is located at 1140 SE Davis Street, and is more specifically described as Tax Lot 5600, Section 21CC, T. 4 S., R. 4 W., W.M.

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

This is a fairly large 2 story T-shaped home with a gambrel roof. It is situated on a corner with the house placed close to the corner and a large yard to the left. The roof is cross gabled and shingled with a plain, boxed cornice. Siding is painted wood shingles in a pinky beige with white trim. It has concrete foundation, paired sash windows with a small octagonal fixed window on the front porch. The porch, with a small ½ hip roof and plain Doric columns is centrally placed on the front façade but on the left part of the front hip façade. This house looks to be in need of upkeep, painting, etc. although basically sound appearing.

It appears that the main factors in the consideration of the original designation were for the structure's architectural qualities, which resulted in the structure being designated as a "Significant" historic resource (Resource B578).

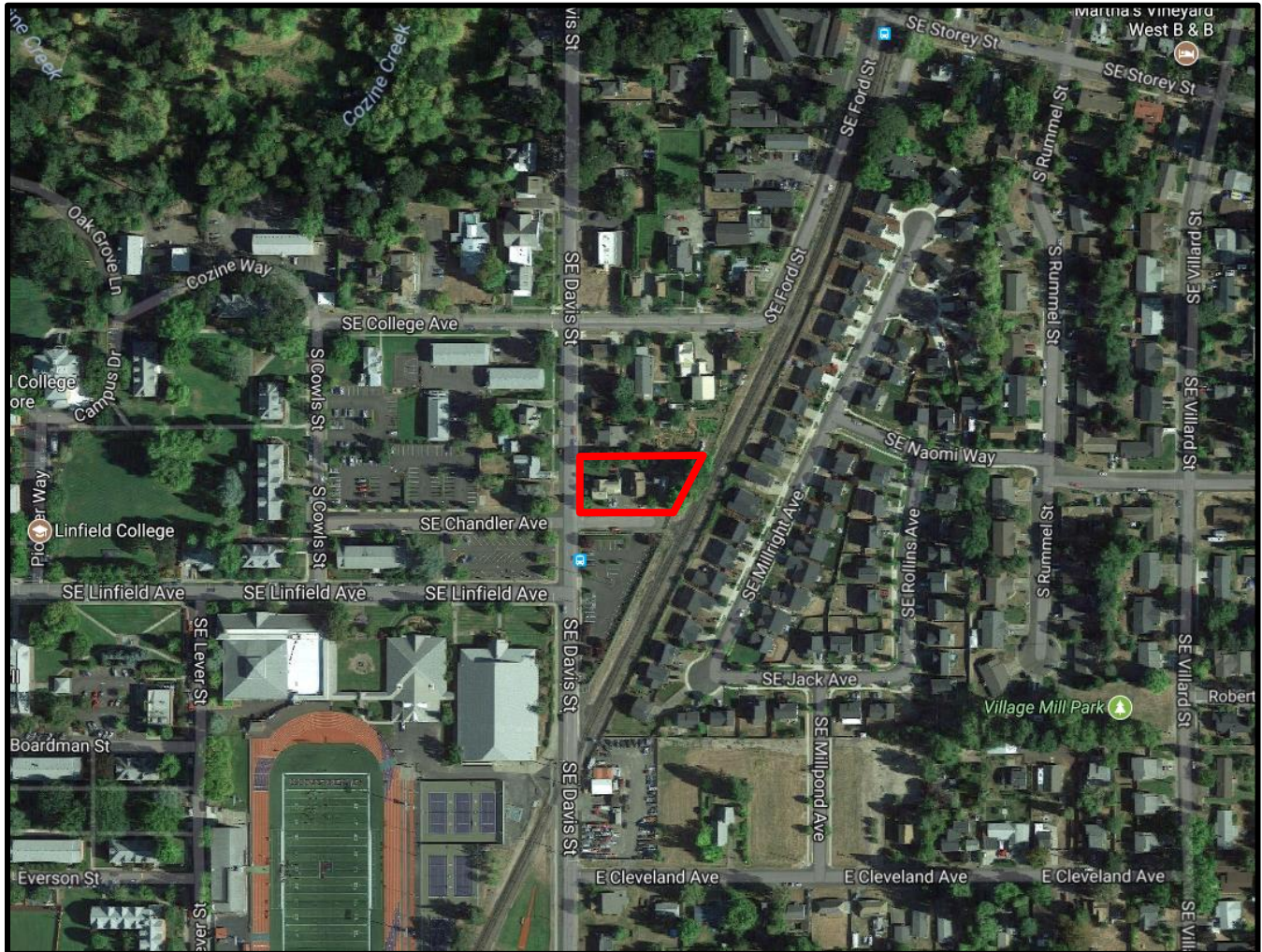
There are two other structures located on the same property at 1140 SE Davis Street. Those two structures are also single family residential structures and are both designated as "Environmental" historic resources (Resources D583 and D585) on the Historic Resources Inventory. The McMinnville Historic Preservation Ordinance (Ordinance No. 4401) only requires that the Historic Landmarks Committee review and approve requests for the demolition of historic landmarks, which are those resources designated as "Distinctive" or "Significant". It is the applicant's intent to demolish all three

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*Attachments: Historic Landmark Clearance Permit Application  
Submitted Attachments including Letters/Findings and Photos of Property  
Historic Resources Inventory Sheet B578*

structures on the property. However, this review is only for the demolition of the structure near the corner of SE Davis Street and SE Chandler Avenue that is designated as a historic landmark (Resource B578).

The current location of the historic resource is identified below:



### Discussion:

The applicant is requesting that the Historic Landmarks Committee approve the request to demolish the historic landmark located on the property to allow for redevelopment to occur.

The Historic Landmarks Committee's responsibility regarding this type of application is to hold a public meeting to review the request to demolish the structure. This is not a public hearing so it is up to the chairperson of the Historic Landmarks Committee to determine if they want to hear public testimony on the application or not.

In reviewing a request for a demolition of a historic landmark, the Historic Landmarks Committee must base its decision on the following criteria:

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*Attachments: Historic Landmark Clearance Permit Application  
Submitted Attachments including Letters/Findings and Photos of Property  
Historic Resources Inventory Sheet B578*

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

The City's historic policies in the comprehensive plan focus on the establishment of the Historic Landmarks Committee, however, the goal related to historic preservation is as follows:

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

The purpose of the Historic Preservation ordinance includes the following:

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

The focus of the comprehensive plan goal and the purpose of the Historic Preservation ordinance were to restore and preserve structures that have special historical or architectural significance. A demolition clearly does not meet that intent, so the other demolition review criteria that were established as part of the City's Historic Preservation ordinance must be met in order to approve the demolition. Those will be described in more detail below.

(2) The economic use of the historic landmark and the reasonableness of the proposed action and their relationship to the historic landmark's preservation or renovation;

The historic landmark is currently used as a rental property providing individual rooms and other shared amenities to multiple tenants. The applicant and current owners have estimated that the current value of the structure and land associated with the historic landmark to be around \$100,000. The applicant has also stated that comparable home sales in the area for homes in better condition are around \$275,000. This is roughly the median home value in McMinnville, and is likely a good estimate of comparable home values in this part of the City which is slightly older and has smaller lots.

The applicant has provided a contractor's estimate of the work that would be required to bring the structure into a better state of repair. That estimate exceeds \$200,000, and would likely increase if materials consistent with the historic preservation design standards and guidelines were used. The applicant provided an estimate for higher quality wood windows that would add even more cost to the renovations. The applicant does not believe that they would see a return on investment based on the estimated level of investment and the comparable sales of homes in the surrounding neighborhood.

The applicant is proposing to demolish the structure, along with the other two structures on the property, to allow for redevelopment of a multi-family apartment structure to occur. It does not appear that the applicant would intend to be the actual developer of the multi-family development, but would work with a developer or sell the property for that intended use. Based on the estimates provided, and also factoring in the additional structures on the property that would require significant investment, it is likely that the renovation of the historic landmark would not be financially feasible for any investor. Therefore, the applicant believes that their proposal is reasonable.

(3) The value and significance of the historic landmark;

The applicant has provided evidence of the economic value of the historic landmark, which is describe in more detail above. The value of the historic landmark to the community, in terms of its contribution to

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the overall historical heritage of the City, was not described in much detail by the applicant. The historic landmark is located in an area that was platted earlier in the City's history, which provides some historical significance to the site. However, there was no significant historical occupants, architects, or builders associated with the structure, based on the Historic Resources Inventory sheet, and the applicant believes that the structure on the site is not one of particularly unique architectural character.

The applicant has argued that the current designation of the resource as a "Significant" historic resource was not warranted during the original designation. The methodology for the original designation of each historic resource was based on an evaluation of how well each resource met the review criteria that are analyzed in more detail above. The four review criteria were:

- History
- Style/Design
- Integrity
- Environment

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

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

The historic resource located at 1140 SE Davis Street was originally given the following values for each review criteria:

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

This resulted in a total value of 7, which resulted in the resource being designated as Significant. The original statement of historical significance for the structure focused on the architecture of the structure itself. It highlights the gambrel roof style and the architectural qualities of the roof. Other than the roof, the applicant is arguing that the architectural components on the home are not extremely unique.

(4) The physical condition of the historic landmark;

The applicant has provided evidence of the deterioration of the historic landmark. The current owners purchased the property in 2004, and have stated that the structure was in very poor condition when they took ownership. At the time of designation, the statement of historical significance also described that the house looked to be "in need of upkeep". Given the fact that the statement of historical significance calls out the need for upkeep back in 1983 and the applicant's statements that the structure was in poor condition when they purchased it, it is evident that the historic landmark has not been properly cared for over the years. This has led to its current poor physical condition. The evidence provided by the applicant shows that significant exterior and interior improvements would be required to improve the physical condition of the historic landmark.

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While there is obvious physical deterioration of the historic landmark, the main structural components of the roof still remain and appear to be intact. This was true at the time of designation as well, as the statement of historical significance states that the house looks “basically sound appearing”. The Historic Landmarks Committee should determine whether the structural integrity of the roof and other historical components of the home outweigh the overall poor physical condition of the entire structure.

- (5) Whether the historic landmark constitutes a hazard to the safety of the public or its occupants;

The historic landmark does not constitute a hazard to the public, but based on the evidence provided it may constitute a hazard to its occupants. However, it is not clear that there are any major structural issues with the structure that are causing hazards to the occupants. The hazards appear to be related to general maintenance, cleanliness, and finishes. These include the coverings on the floors, walls, and ceiling, as well as general upkeep of the bathrooms and kitchen, all on the interior of the structure. All of those potential hazards could be remedied, and therefore this criteria should not be a major factor in the decision on the demolition request.

- (6) Whether the historic landmark is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;

The historic landmark is question is not a deterrent to an improvement program, so this criteria is not applicable.

- (7) Whether retention of the historic landmark would cause financial hardship to the owner not outweighed by the public interest in the landmark's preservation; and

The applicant and owner have expressed concern that the retention of the historic landmark would cause financial hardship. As described in more detail above, the level of investment required for the historic landmark likely would not be financially feasible. Also the applicant has stated that they do not have the financial ability to cover the costs of the complete renovation of the historic landmark. Therefore, the applicant has provided evidence of the financial hardship. The Historic Landmarks Committee should determine whether the public benefit in the retention of the landmark outweighs the financial hardship that would occur to the owner.

- (8) Whether retention of the historic landmark 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 landmark 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 did not provide much detail on the community benefit of the historic resource, but the fact that it is designated on the Historic Resources Inventory does mean that it provides some benefit to the overall historic character and history of the City of McMinnville. The Historic landmarks Committee should determine whether retention of the historic landmark would be in the interest of a majority of the citizens of the City. The Historic Landmarks Committee, if it is decided to approve the demolition request, could require that the applicant provide time for the general public to purchase and move the structure prior to demolition. This would provide an additional opportunity for preservation, should someone with the financial ability to do so have an interest in the preservation of the landmark. This has been required of other demolitions of historic landmarks in the City. Staff has provided suggested conditions of approval related to this, should the Historic Landmarks Committee decide to approve the demolition request.

**Fiscal Impact:**

None.

**Committee Options:**

- 1) **APPROVE** the application, providing findings of fact for the required demolition review criteria.
- 2) **DENY** the application, providing findings of fact for the denial in the motion to deny, and delay the issuance of a demolition permit for up to 120 days.

**Recommendation/Suggested Motion:**

Staff is recommending that the Historic Landmarks Committee review the information and arguments provided by the applicant, and determine whether the demolition request meets the required review criteria.

If the Historic Landmarks Committee decides to approve the request for the demolition of historic resource B578, staff is suggesting that the following conditions of approval be included to provide for additional opportunity to preserve the historic resource:

- 1) That within 20 (twenty) days of notification of the Historic Landmarks Committee's decision, the applicant shall place notice in the "News-Register" for a period of not less than 60 (sixty) days advertising that the subject structure is available either for relocation, or for salvage of historic items. During the 60-day period following the required advertising period, and prior to issuance of a demolition permit for the residence, asbestos abatement efforts may commence. Evidence of the advertisement shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.
- 2) That issuance of the demolition permit be delayed for a minimum of 60 (sixty) days from the first day of advertising the subject structure for relocation or salvage.
- 3) That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

**Suggested Motion:**

If the Historic Landmarks Committee decides to approve the request, the following motion could be made:

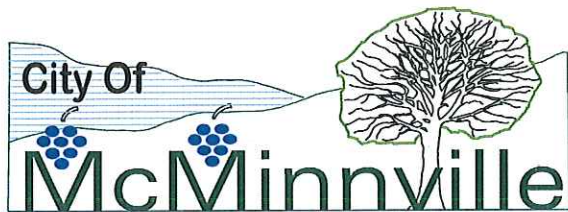
**THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE DEMOLITION OF THE HISTORIC RESOURCE AT 1140 SE DAVIS STREET (RESOURCE B578).**

If the Historic Landmarks Committee decides to deny the request, the following motion could be made:

**THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR DENIAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE DENY THE DEMOLITION OF THE HISTORIC RESOURCE AT 1140 SE DAVIS STREET (RESOURCE B578) AND DELAY THE ISSUANCE OF A DEMOLITION PERMIT FOR 120 DAYS.**

CD:sjs





**Planning Department**

231 NE Fifth Street • McMinnville, OR 97128

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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Office Use Only:**

File No. HL 3-17

Date Received 7-10-17

Fee Non

Receipt No. N/A

Received by CD

## Historic Landmark Clearance Permit (Alteration or Demolition)

### Applicant Information

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

Applicant Name DONNA J McMurtry (Robinson) Phone 503-434-7996

Contact Name mark McMurtry Phone 503-560-5802 cell  
(If different than above)

Address 139 SE Baker st.

City, State, Zip McMinnville, OR

Contact Email donna.j.mcmurtry@hotmail.com  
mark@coconutpalms.com

### Property Owner Information

SAME as above

Property Owner Name \_\_\_\_\_ Phone \_\_\_\_\_  
(If different than above)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### Site Location and Description

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

Property Address 1140 SE Davis st. McMinnville OR 97128

Assessor Map No. R4721 - CC - 05600 Total Site Area 18354

Subdivision Mrs P.W. Chandler 1<sup>st</sup> Add. Block 7 Lot 166171

Comprehensive Plan Designation \_\_\_\_\_ Zoning Designation \_\_\_\_\_

This request is for a:

☐ **Building Permit (alteration of a historic building)**

☒ **Demolition Permit**

1. What is the classification of the historic building? Significant
2. Architect Name NA Phone \_\_\_\_\_  
(Engineer or Other Designer)  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Email \_\_\_\_\_
3. Contractor Name NA Phone \_\_\_\_\_  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Email \_\_\_\_\_
4. The existing use of the property. Res. Rental
5. The intended use of the property. multi-family condo
6. The reason(s) for the request (e.g., meet building code requirements, provide more living area, etc.). Improve area by removing deteriorating structures and replacing with new construction  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. The specific design objective(s) of the proposal (e.g., maintain traditional scale and proportion, continue existing window pattern, etc.). NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. What alternatives that maintain the historic character of the site or structure have been investigated? Be specific.

Cost prohibitive to renovate  
see attached

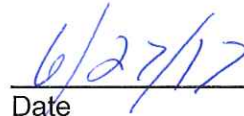
9. Will approval of the request result in removal of existing landscaping? If so, give names, sizes, and number of the plant materials to be removed.

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

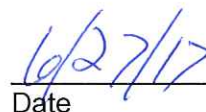
- ☐ A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- ☐ If applicable, structural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the finish material.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

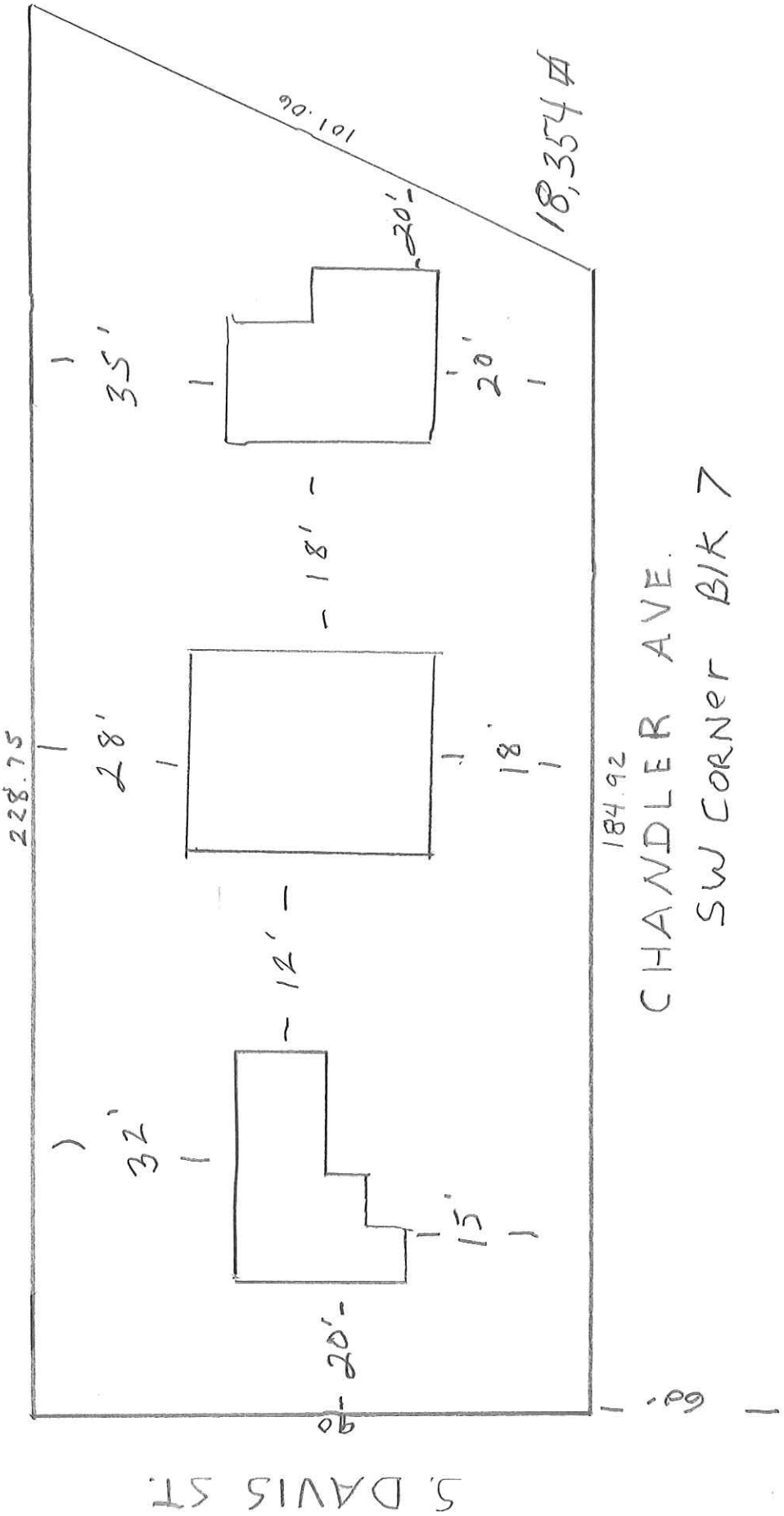
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

  
Applicant's Signature

  
Date

  
Property Owner's Signature

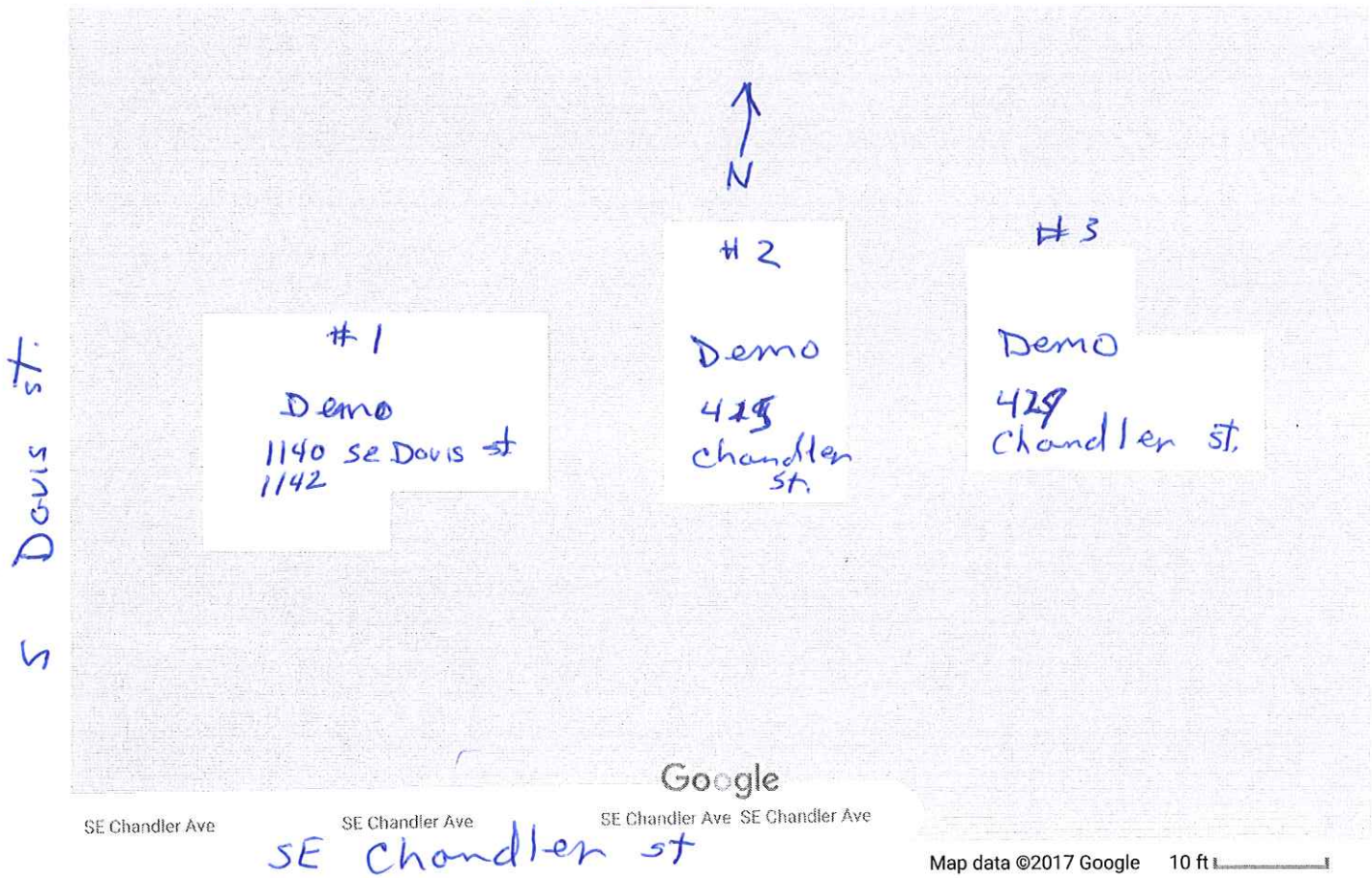
  
Date





Google Maps

## Demo Locations



Legal

1140 SE Davis St. McMinnville, OR

EXHIBIT A

97128

PARCEL ONE:

---Beginning at the Southwest corner of Block 7 of Mrs. P. W. Chandler's First Addition to the City of McMinnville in Yamhill County, Oregon; running thence North along the West line of said Block 7, 90 feet; thence East 228.75 feet to the East line of said Block 7 and the Westerly line of the Southern Pacific Railroad right of way; thence South 25 degrees 58 minutes West along the East line of said Block 7, 101.66 feet to the Southeast corner of said Block 7; thence West along the South line of said Block 7, 184.92 feet to the point of beginning. SAVE AND EXCEPTING THEREFROM all roads and highways, public and private. This being the property described in deed recorded November 9, 1984, in Volume 190 at Page 619 of the Yamhill County Real Property Records.---

CITY OF MCMINNVILLE

PLANNING DEPT./ HISTORICAL COMMITTEE

Reference: Historic Landmark Clearance Permit

6/27/17

This is an application for a permit clearance and/or a change in the historical registry for a demolition permit for the house at 1140 S.E. Davis St. McMinnville OR, 97128. It's located on the corner of Davis and Chandler streets next to Linfield College. It sits on a single tax lot with 2 other smaller houses. The property was purchased by Donna J. Robinson, now Donna J. McMurtry in 2004.

It's listed on the registry as 'significant' for unclear reasons to us. As we research title records the house doesn't seem to be associated with an architect of note or occupant of note. Nothing unique really except the roof line, that may or may not be original and the construction quality is average at best. We know it's been altered some, just not sure to what extent.

Donna took position of all three in very poor condition. We have managed to get them in livable condition, but have done nothing more or major since, as our long term plans was to replace all three with a small multi-unit building. The condition of the house, as well as the other 2, makes it financially prohibitive to rebuild. Pictures can't really show the detreated condition of the exteriors, but it's the interiors that would suck out the money. All three need total restoration. It's just cost prohibitive for us to undertake and hope to regain the investment.

It's the overall condition of this little section of McMinnville, almost in the heart of Linfield. The houses all sit on Chandler St. on the north and Linfield has the small parking structure to the south. Chandler St. used to be paved and maintained, but has been left for years to crumble back to a condition the city has now downgraded it to a gravel street, with little or no maintenance. So basically we have three houses in very poor condition with no reason to put money in, other than to keep them livable, on a street in the same or worse condition, with no plans to maintain. All not worth the investment it would take to make it as nice as what we feel is the best use of the property. If we can demo the houses, we will apply to vacate the street to us and Linfield, who has no real interest in it but would benefit in some way, either money or more parking. That way we can improve the entire little neighborhood including the street. As you exit Linfield at Davis St. it's easy to see this eye sore and the benefit to the city to let us improve it.

Financially we need to use this property to our best advantage as it's an important equation in our retirement plans. Because it's a single tax lot, large enough to support 9-10 condominiums (18,354 sq/ft) without the street factor means the real value of the property is the small condo project we envisioned from the beginning. It looks like a difference of \$30,000 to \$50,000 loss to us if we can't use it or sell it as a condo site. This isn't just about the house on the corner; it's about the rest of the block and the block as a whole. Basically, to use terms in the historical ordinance and guidelines, we respectfully apply for clearance to demo and then replace a house that has a questionable classification by for mentioned reasons, it's 'for the betterment of the neighborhood and the City of McMinnville' and our 'best economic use of our property' that relieves us of a financial burden.

Donna J. McMurtry ( Robinson)



Subject **Historic Landmark Demolition Application**  
From Chuck Darnell <Charles.Darnell@mcminnvilleoregon.gov>  
To mark@coconutpalms.com <mark@coconutpalms.com>  
Cc donnajmcmurtry@hotmail.com  
<donnajmcmurtry@hotmail.com>  
Date 2017-07-05 09:30 AM



Hi Mark,

I have reviewed all of the materials that you submitted for the Historic Landmark Demolition request, and have determined that we will need more information in order to deem your application complete.

In particular, we will need you to provide findings/statements for the demolition review criteria. The criteria that I believe are applicable in this situation are in Section 8 (b) of Ordinance 4401 (Historic Preservation Ordinance), and are as follows:

[...]

- 2) The economic use of the historic landmark and the reasonableness of the proposed action and their relationship to the historic landmark's preservation or renovation;
- 3) The value and significance of the historic landmark;
- 4) The physical condition of the historic landmark;

[...]

- 7) Whether retention of the historic landmark would cause financial hardship to the owner not outweighed by the public interest in the landmark's preservation; and
- 8) Whether retention of the historic landmark 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 landmark 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 letter that you provided touches on criteria numbers 2, 4, and 7, in that it includes statements that are related to "the physical condition of the historic landmark" being poor, and that "retention of the historic landmark would cause financial hardship to the owner". However, I believe more detail could be provided. In the letter you state that the interior of the structures is the main reason that renovation is cost prohibitive. However, we have no evidence of that. Photos of the interior conditions, cost estimates for interior renovation, and a more specific list of exterior improvements that are required may be helpful in making your case for demolition.

Feel free to email your additional findings/statements to me, if that is easiest for you. I would recommend providing a specific written statement for each of the criteria that I referenced above. I can attach any additional information received to the rest of the application materials that you submitted.

We will need your additional information by July 12<sup>th</sup> to consider the application at the Historic Landmarks Committee meeting on July 26<sup>th</sup>.

Let me know if you have any other questions.

Thanks,



City of McMinnville

Planning/Historical Committee

7/10/17

Hi Chuck,

As you requested, here's an attempt to expound and be clearer on the letter included in the Application of a Clearance Permit for dated 6/27/17, we would like to include the following statements as they pertain to 1140 SE Davis St., McMinnville.

In response to #2). The current economic use of the house is residential rental. The rents being \$1200 per month paid by 7/8 individuals, all are single men or at least living as bachelors without spouses or children. As you can tell by the pictures, this is basic and cheap living for single men just trying to support their families back in Mexico. You can also guess that the rents are topped out. We very seldom get called by these guys for repairs so I was surprised by the worsened condition when I took the pictures. I have never even been in some of the rooms, as they keep them locked. They are all very private guys. We want to remove the house and use the land it sits on for a small condo complex (9-12 units) that could easily generate \$1200-1500 per month each. That's a potential of up to \$18,000 per month. We think that's a reasonable plan and request.

#3). The current value of the house is difficult to know as we have only look at the bare land value, but it isn't a stretch to figure the cost to rehab is pushing the 'as is' value down to \$100,000-. Comps show \$275,000 for a fixed up house in that neighborhood, but that's after up to \$175,000-\$200,000 invested in the rehab. The other 2 houses could go for maybe \$175,000. The highest price we discussed for the land value, with 2 local developers, was \$385,000+. Both turned away when the Historical Registry was mentioned. As for the historical significance, we can't find any. Just the Gambrel roof, which are all over town. Some fairly modern, less than 15 years old. We refer to the original survey done in Sept. of 1983, by Christine Allen. When Historical Significance is asked for, it's left blank, none. Builder/Architect, unknown. Historic Name/Common Name, assuming that's the original owners, blank. This house doesn't fit the B classification it was given.

#4). Pictures and contractor estimate should tell the story.

#7/8). As stated above, it's a financial hardship to us. We have no ability to cover the cost of a total rehab on even one of the houses. Do to other and additional circumstances we need to sell this property for the maximum that the market will bare, and that's by using the land for multi-units. The houses combined would sell for far less than the bare land. As we stated in the first letter, the benefit to the City is that we want to take 3 crappy houses and a crappy street that added together are a terrible eyesore for everyone going through Linfield College to sees, and turn it into a new and modern neighborhood that can be maintained properly.

Thanks again

# ESTIMATE

Date	Estimate #
7/11/17	1032

Address: 1140 SE Davis St McMinnville OR 97128	Submitted to: Mark & Donna McMurtry	3-Done by:  Jose Garcia
Description:		Amount
Scope of work: (Restore Existing House)		
Construction Permit		\$6,800.00
Exterior:		
Remove existing roofing and install new design shingles		\$23,200.00
Remove existing windows and install new windows		\$17,960.00
Install shingles where needed (around windows and existing house)		\$7,749.00
Prep and paint exterior		\$7,164.00
Install new sewer line		\$4,160.00
Landscape and sprinklers		\$6,325.00
Concreate sidewalk and driveway		\$4,165.00
Cleanup outside and dump		\$2,242.00
Interior:		
Remove everything (sheetrock, plumbing, electrical, flooring, old oil heater)		\$14,242.00
Resheet floor up and down, floor joist ceiling rafters' stairs and entry to code		\$18,125.00
Rough in plumbing		\$9,165.00
Rough in electric		\$11,280.00
Insulation		\$9,160.00
Sheetrock		\$12,225.00
Paint		\$9,100.00
Cabinets		\$14,964.00
Countertops		\$1,119.00
Electric finish		\$3,890.00
Plumbing finish		\$1,221.00
Light fixtures		\$1,100.00
3 tub showers		\$1,819.00
3 toilet, 4 sinks		\$1,400.00
Flooring (carpet, vinyl, Pergo)		\$7,333.00
Finish trim package		\$8,140.00
Overhead Cost: 15%		(\$30,607.20)
<b>Total Amount Due:</b>		<b>\$204,048.00</b>

Thank you for your business, we look forward to work with you.

Jose Garcia

Email: [abeexteriors@gmail.com](mailto:abeexteriors@gmail.com)

**QUOTE BY:** Randy S.

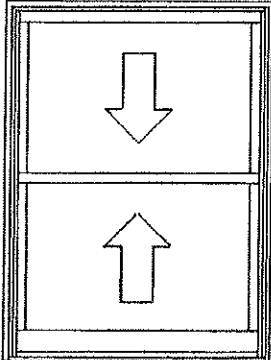
**QUOTE #:** JRAS00917

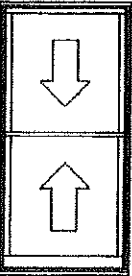
**SOLD TO:** Cash

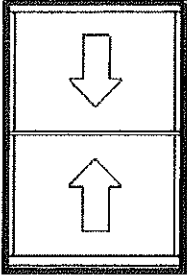
**SHIP TO:**
**PO #:**
**PROJECT NAME:** McMurtry House

**REFERENCE:** JRAS00878

**Ship Via:** Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	#1	CCD3548			
	RO Size: 36 1/8 X 48 3/4	Frame Size : 35 3/8 X 48 (Outside Casing Size: 35 3/8 X 48 5/8) Custom Clad Double Hung, Auralast Pine, Chestnut Bronze Exterior-AAMA 2605 Finish, Primed Interior, Nail Fin (Standard), Standard Sill Nosing, Standard DripCap, 9 1/8 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, w/Jamblnr Covers, Concealed Interior Jamb Liner Chestnut Bronze Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Chestnut Bronze Screen, , Upper Sash Will Not Operate With Jambliner Covers In Place, Clear Opening:32w, 19.1h, 4.2 sf PEV 2017.2.0.1785/PDV 6.366 (05/30/17) PW			
					
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$619.04	5	\$3,095.20

Line-2	#2	CCD3572			
	RO Size: 36 1/8 X 72 3/4	Frame Size : 35 3/8 X 72 (Outside Casing Size: 35 3/8 X 72 5/8) Custom Clad Double Hung, Auralast Pine, Chestnut Bronze Exterior-AAMA 2605 Finish, Natural Interior, Nail Fin (Standard), Standard Sill Nosing, Standard DripCap, 9 1/8 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner Chestnut Bronze Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Chestnut Bronze Screen, Clear Opening:32w, 31.1h, 6.9 sf PEV 2017.2.0.1785/PDV 6.366 (05/30/17) PW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$724.15	10	\$7,241.50

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	#3 RO Size: 50 1/8 X 72 3/4	CCD4972 Frame Size : 49 3/8 X 72 (Outside Casing Size: 49 3/8 X 72 5/8) Custom Clad Double Hung, Auralast Pine, Chestnut Bronze Exterior-AAMA 2605 Finish, Natural Interior, Nail Fin (Standard), Standard Sill Nosing, Standard DripCap, 9 1/8 Jamb, 4/4 Thick, Standard Double Hung, Beige Jambliner, Concealed Interior Jamb Liner Chestnut Bronze Hardware, Deluxe Cam Lock(s) w/Concealed Tilt Latch No Finger Lifts, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Obscure Annealed Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, UltraVue Mesh Chestnut Bronze Screen, Clear Opening:46w, 31.1h, 9.9 sf <small>PEV 2017.2.0.1785/PDV 6.366 (05/30/17) PW</small>			
	 Viewed from Exterior. Scale: 1/4" = 1'				
			\$1,193.83	11	\$13,132.13
Line-4	2" Frame Expander	Part #: WE993 Frame Mtl Expand 2 CAS JWCU 16 2 ft CHSNT BRONZE AC-157 <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$2.08	128	\$266.24
Line-5	3" Frame Expander	Part #: WF006 Frame Mtl Expand 3 CAS JWCU 16 2 ft CBZ AC-156 <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$4.68	16	\$74.88
Line-6	Ogee Lug	Part #: W0CFM OGEE LUG / DOG EAR CBZ JCD-960 <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$70.59	14	\$988.26
Line-7	Ogee Classical Trim	Part #: WF123 Trim Classical Ogee JWCU 18 6 ft CHSNT BRONZE AC-299 <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$1.66	162	\$268.92
Line-8	Ovalo Bullnose Clip	Part #: WF220 Clip Trim Ovalo Bullnose Ogee 4in MILL <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$2.33	170	\$396.10
Line-9	Extended Sill Nose	Part #: WE856 Extended Sillnose JWCU 18 6ft CBZ AC-910 <small>PEV 2016.3.1.1593/PDV 6.366 (12/07/16) PW</small>			
			\$111.68	1	\$111.68

<b>Total:</b>	\$25,574.91
<b>Total Units:</b>	517

#1

██████████  
1140 & 1142 Davis Street



#2


415 Chandler Street



#3

429 Chandler

Estate Affiliates, Inc.

America Equal Housing Opportunity 



























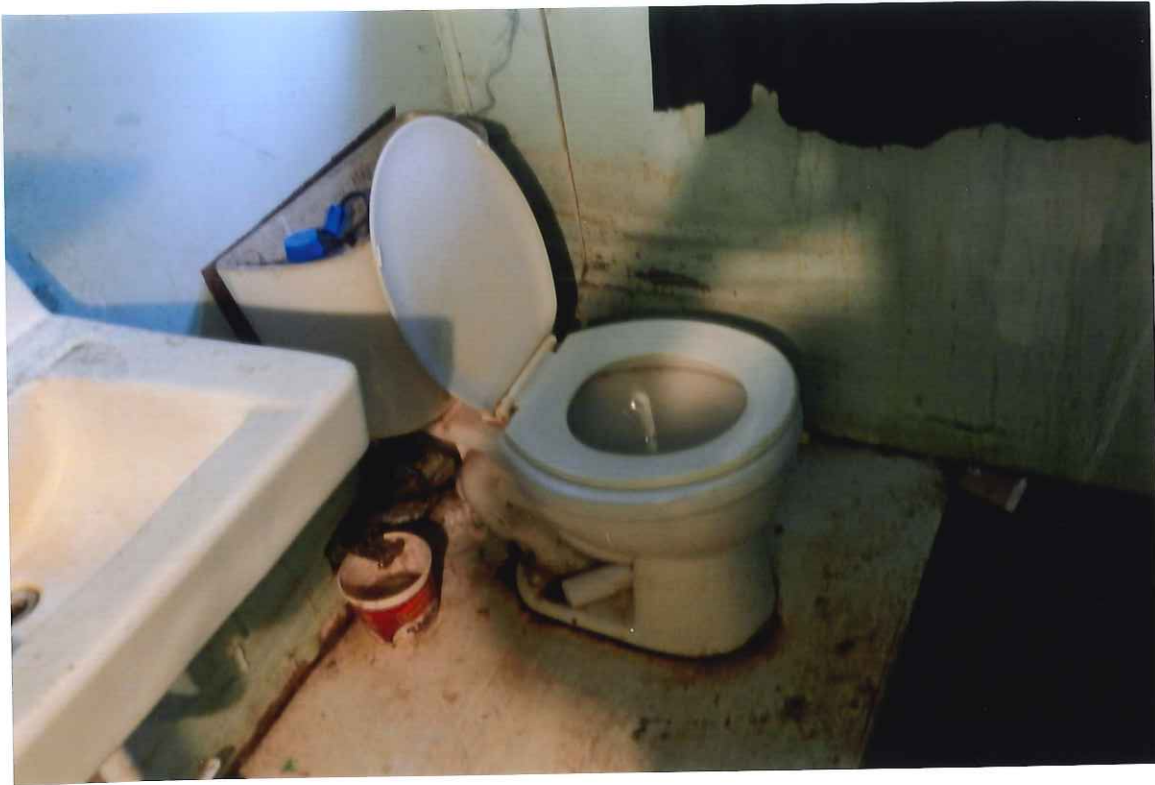


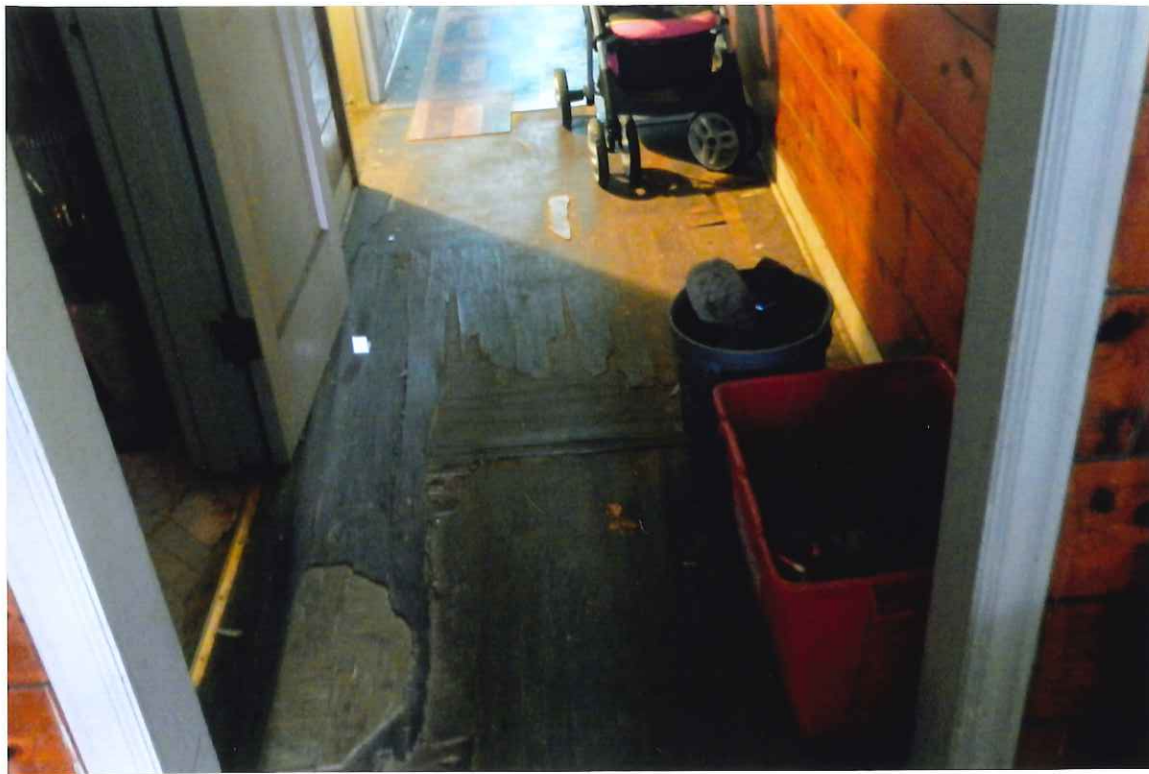


























**Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon**

**Site Information**

**Site Address**

1140 SE Davis Street

**Owner at Time of Survey**

SCS Enterprises  
c/o Richard & Jan Bennette

**Map/Tax Lot**

R4421CC05600

**Current Zoning**

R-4

**Special Tax  
Assessment**

No

**Downtown Historic  
District**

No

**Subdivision Name**

Mrs. P.W. Chandler's

**Block**

7

**Lot**

**Lot Size**

18,354 sq.ft.

**Quadrant**

SE

**Site Number**

22.24

**Aerial Number**

J-13

**Resource  
Classification**

B

**Resource  
Number**

578

**Historic Significance**

**Historic Information**

**Date of Construction**

ca. 1920

**Early Additions/ Remodels**

**Builder/Architect**

Unknown

**Historic Name**

**Original Use**

Residence

**Common Name**

**Present Use**

Commercial

**Condition of Structure**

**Comments (at time of Survey)**

**Building Type**

Residential

**Outbuildings**

None

**Building Style**

T-Shaped

**Stories**

2

**Porch**



**Basement**



**Roof Style**

Gambrel

**Roof Type**

**Moved**



**Demolished**



**Year/Date**

**Permit Number(s)**

**Additions/ Alterations**

**Resource Information**

**Recorded By**

Christine Allen

**Date**

9-1983

**Sources**

Historic Resource Survey  
City of McMinnville  
Yamhill County, Oregon

Statement of historical significance and description of property:

B578

This is a fairly large 2 story T-shaped home with a gambrel roof. It is situated on a corner with the house placed close to the corner and a large yard to the left. The roof is cross gabled and shingled with a plain, boxed cornice. Siding is painted wood shingles in a pinky beige with white trim. It has concrete foundation, paired sash windows with a small octagonal fixed window on the front porch. The porch, with a small ½ hip roof and plain Doric columns is centrally placed on the front façade but on the left part of the front hip façade. This house looks to be in need of upkeep, painting, etc. although basically sound appearing.

## Historic Resource No. B578



Original 1983 Survey Photo



## EXHIBIT 3 - STAFF REPORT

**DATE:** July 26, 2017  
**TO:** Historic Landmarks Committee Members  
**FROM:** Chuck Darnell, Associate Planner  
**SUBJECT:** Single Family Homes in Commercial Zones

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### Report in Brief:

The purpose of this discussion item is to discuss the commercial zoning classifications of historic residential properties in the vicinity of the downtown.

### Background:

The Planning Department has been contacted by the owner of a property in McMinnville, and the owner had concerns with the zoning of their property and the permitted uses. The property in question is located close to the downtown core, and is zoned C-3 (General Commercial). The current and historic use of the property has been a single family home. In the C-3 (General Commercial) zoning district, single family homes are not a permitted use. This is not an issue in terms of the current use of the property in question as a single family home, as it is an existing use and therefore considered to be a legal nonconforming use.

There are a number of other properties around the downtown area that are in a similar situation, with existing single family homes on properties that are zoned C-3 (General Commercial). There are some issues with the treatment of these single family homes as nonconforming uses, which the owner and resident mentioned above has brought to the attention of the Planning Department. The issues that have been identified relate to the regulations on nonconforming uses. Nonconforming uses are allowed to continue, as long as the use is active. If a nonconforming use is discontinued for a period of one year (e.g. single family home sits vacant for 13 months), the property cannot go back to a nonconforming use (e.g. single family home) and all future uses of the property must comply with the permitted uses in the underlying zoning district. Also, if the use changes (e.g. to a permitted office use), the property cannot then change back to a nonconforming use (e.g. single family home).

This creates difficulty in the financing process when these types of properties are on the market. If a potential buyer is interested in purchasing a property with a single family home, but the structure was most recently used as an office, their lender would likely not approve any financing as the proposed use as a single family home would be considered nonconforming and not allowed. Apparently, this issue with financing has led to some properties staying on the market and becoming vacant for extended periods of time, and can lead to the structures eventually becoming deteriorated.

**Discussion:**

The reason that this issue is being brought before the Historic Landmarks Committee is that many of these types of situations are occurring on properties with designated historic resources, or they are located in historic areas of town.

Staff completed an aerial and street survey of the C-3 (General Commercial) zoned properties around the downtown core area. The area surveyed generally included all C-3 zoned property bounded on the west by Baker Street, on the east by Logan Street, on the north by 10<sup>th</sup> Street, and on the south by Lincoln Street. Properties that have frontage on Baker Street were not included in the survey.

Within the area described above, staff identified 60 properties that had single family homes and were zoned C-3 (General Commercial). Some of these properties did have businesses operating out of the structures already. However, a majority of the properties seemed from the exterior to either be currently used as single family homes or still retain the general characteristics and appearance of a single family home. Properties with single family homes that were owned and operated by Yamhill County around the courthouse and other County facilities were not included, and any property that was developed with a structure that appeared to be strictly for a commercial use were not included.

Of the 60 identified properties, 32 properties contain structures that are designated on the Historic Resources Inventory. The breakdown in classification of those structures that are on the Historic Resources Inventory is as follows:

Distinctive – 6  
Significant – 8  
Contributory – 18

Staff is in the process of investigating options to address the issues that have been brought to the Planning Department's attention. One potential option that has been presented to staff would be to consider a rezoning of these type of properties from C-3 (General Commercial) to O-R (Office-Residential). The O-R (Office-Residential) zone allows for single family homes as a permitted use, while also allowing for smaller scale commercial uses such as offices, studios, home occupations, clinics, and some limited retail services. Staff believes there would be benefits to this approach, including the preservation of the historical use of some of the structures as single family residences, still allowing for some commercial uses to occur, and providing for additional buffering between commercial and residential areas to potentially prevent incompatible development from occurring adjacent to residential areas.

Further investigation would be required prior to moving forward with any actual rezoning process. Property owners would need to be contacted for feedback and testimony, and staff would need to investigate whether the rezoning was consistent with the Comprehensive Plan and consistent with the development pattern of the surrounding areas. Staff would welcome any thoughts or guidance from the Historic Landmarks Committee on this issue at this point in time.

**Fiscal Impact:**

None.

**Recommendation/Suggested Motion:**

No motion required. The Historic Landmarks Committee may provide guidance to staff as to whether to further investigate the zoning of properties near the downtown area.

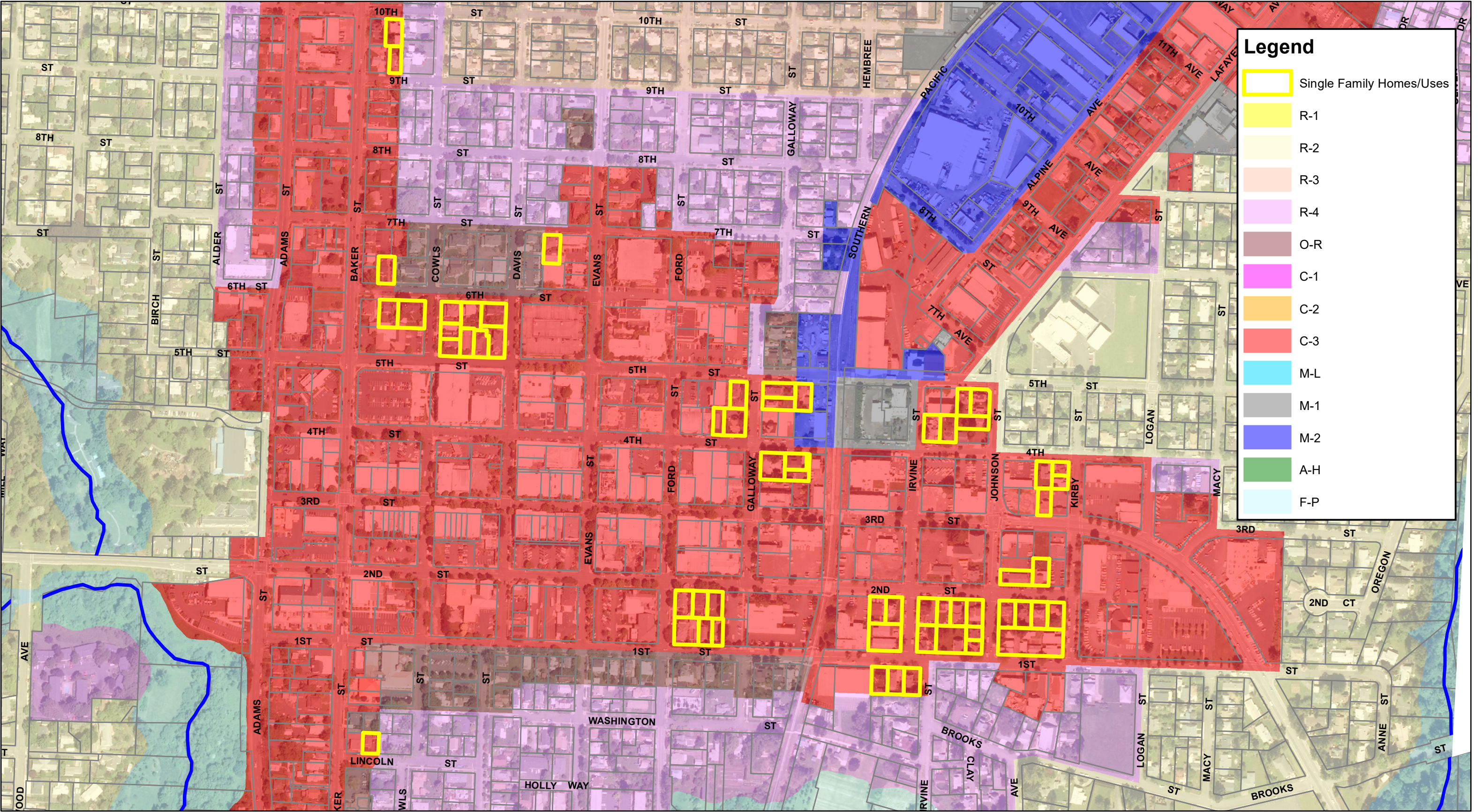
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*Attachments:*

*Maps Identifying Single Family Homes in C-3 Zones and Single Family Homes in C-3 Zones that are Historic Resources*

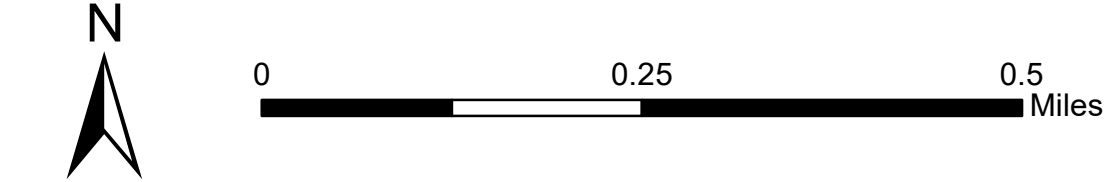
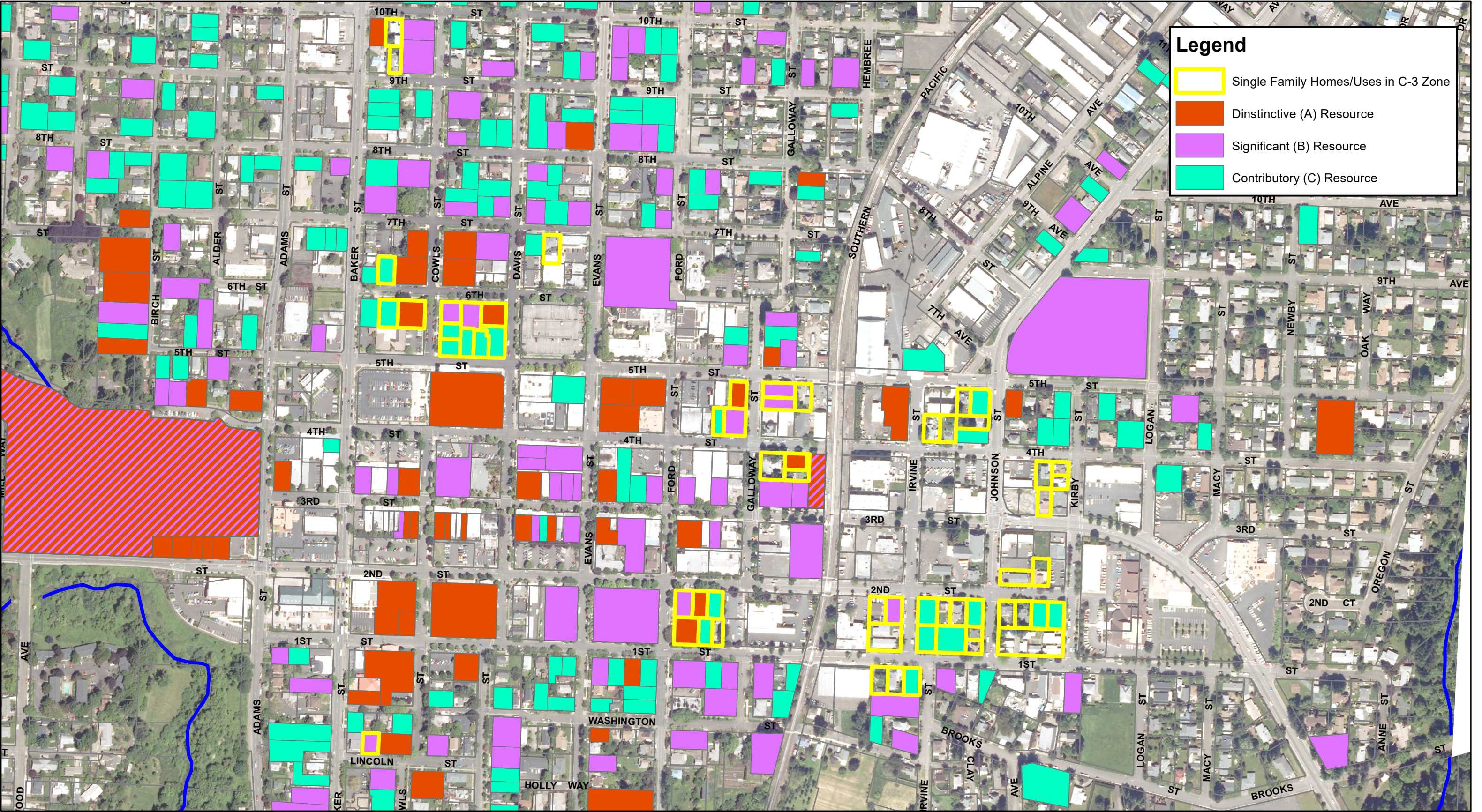


# Single Family Homes in C-3 (General Commercial) Zone





# Single Family Homes that are Historic Resources in C-3 (General Commercial) Zone



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







## EXHIBIT 4 - STAFF REPORT

**DATE:** July 26, 2017  
**TO:** Historic Landmarks Committee Members  
**FROM:** Chuck Darnell, Associate Planner  
**SUBJECT:** Historic Sign Program

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### **Report in Brief:**

The purpose of this discussion item is to discuss the potential of identifying historic signs in the City of McMinnville.

### **Background:**

The Planning Department recently began to implement a sign amortization process. This process basically requires that any existing freestanding or roof signs that do not meet current sign regulations come into compliance with standards by the end of 2017. During this process, a number of signs have been identified that may not meet sign standards, but may have historic significance to the City.

### **Discussion:**

Staff will lead a discussion with the Historic Landmarks Committee on the potential of identifying historic signs in the City of McMinnville. If there is interest in this process, certain signs could be designated as "landmark signs". A landmark sign is defined in the McMinnville City Code as a "sign found to be of historical or local significance by the Planning Commission."

Landmark signs are exempt from most of the standard sign regulations contained in Chapter 17.62 of the McMinnville City Code, per Section 17.62.040(K).

These types of signs could also be nominated for designation on the Historic Resources Inventory. One of the roles of the Historic Landmarks Committee is to conduct surveys of the city to identify and designate potential historic resources, which could include signs that have historical significance.

### **Fiscal Impact:**

None.

### **Recommendation/Suggested Motion:**

No motion required. The Historic Landmarks Committee may provide guidance to staff as to whether to further investigate a process or program for the identification of historic signs.