



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

www.mcminnvilleoregon.gov

Historic Landmarks Committee
Community Development Center, 231 NE 5th Street
April 25, 2018 3:00 PM

Committee Members	Agenda Items
<p>Joan Drabkin Chair</p> <p>John Mead</p> <p>Mary Beth Branch</p> <p>Mark Cooley</p>	<ol style="list-style-type: none">1. Call to Order2. Citizen Comments3. Approval of Minutes4. Action Items<ol style="list-style-type: none">A. HL 1-18 – Demolition Request (Exhibit 1) 631 NE 1st Street5. Discussion Items<ol style="list-style-type: none">A. Secretary of the Interior Standards and Guidelines Training<ul style="list-style-type: none">• Joy Sears, a staff person at the Oregon State Historic Preservation Office (SHPO), will be attending the meeting to provide an overview and training on the Secretary of the Interior's Standards and Guidelines for the preservation of historic structures.6. Old/New Business7. Committee Member Comments8. Staff Comments9. Adjournment

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

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



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EXHIBIT 1 - STAFF REPORT

DATE: April 25, 2018
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: HL 1-18 – 631 NE 1st Street

Report in Brief:

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

Background:

The applicants, Brigitte and Clark Hoss, submitted a Certificate of Approval application to request the demolition of a historic resource that is listed on the Historic Resources Inventory. The subject property is located at 631 NE 1st Street, and is more specifically described as Tax Lot 11300, Section 21BC, 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 a residential structure, is located close to the downtown core of McMinnville and was constructed in the 1920s. The structure is designated as an “Environmental” historic resource (Resource D878), which is the lowest category of historic resource on the Historic Resources Inventory. The statement of historical significance and description of the property, as described in the Historic Resources Inventory sheet, is as follows:

Two-story rectangle with a hipped roof porch across front which has been partly enclosed with imitation asphalt brick siding. Main building has wooden quoins, brick chimney, novelty siding and asphalt shingles. Fascia boards over cement foundation. Side has three double-hung windows below and two above. Extension on back has screened porches. In poor condition, small lot.

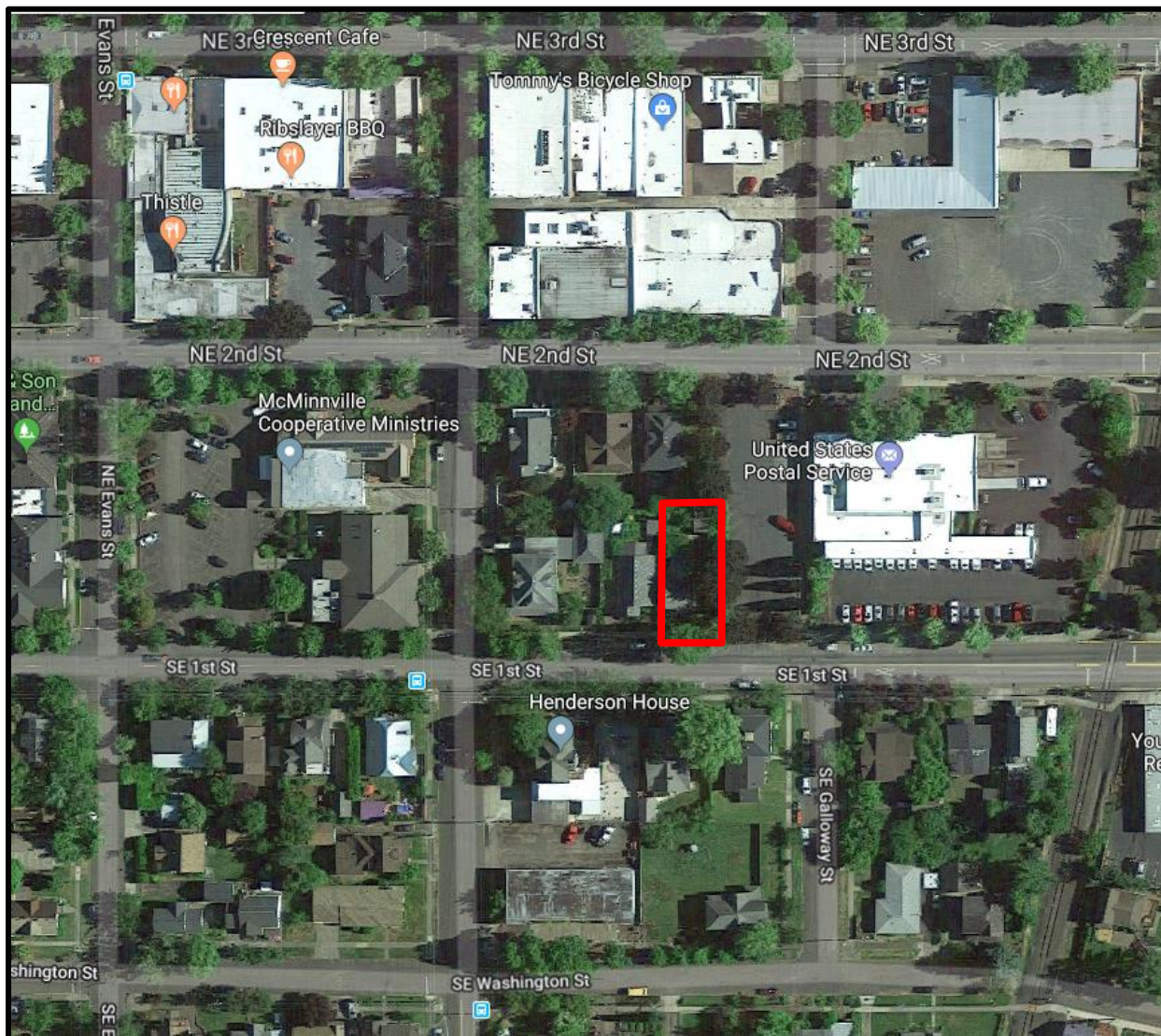
Porch is later addition.

It appears that the main factors in the consideration of the original designation were for the structure’s age and potentially its location, which resulted in the structure being designated as an “Environmental” historic resource (Resource D878). The Historic Resources Inventory sheet for the resource also states that the structure was built in 1885 with additions in 1920. However, upon further analysis of Sanborn maps for the area, the structure shows up as being constructed sometime between 1912 and 1928. Therefore, the estimated date of construction of 1920 is likely for the entire structure.

Attachments:
Certificate of Approval Application
Decision Document
Historic Resources Inventory Sheet D878

Chapter 17.65 (Historic Preservation) of the McMinnville City Code requires that the Historic Landmarks Committee review and approve a Certificate of Approval for a request to demolish any historic resource.

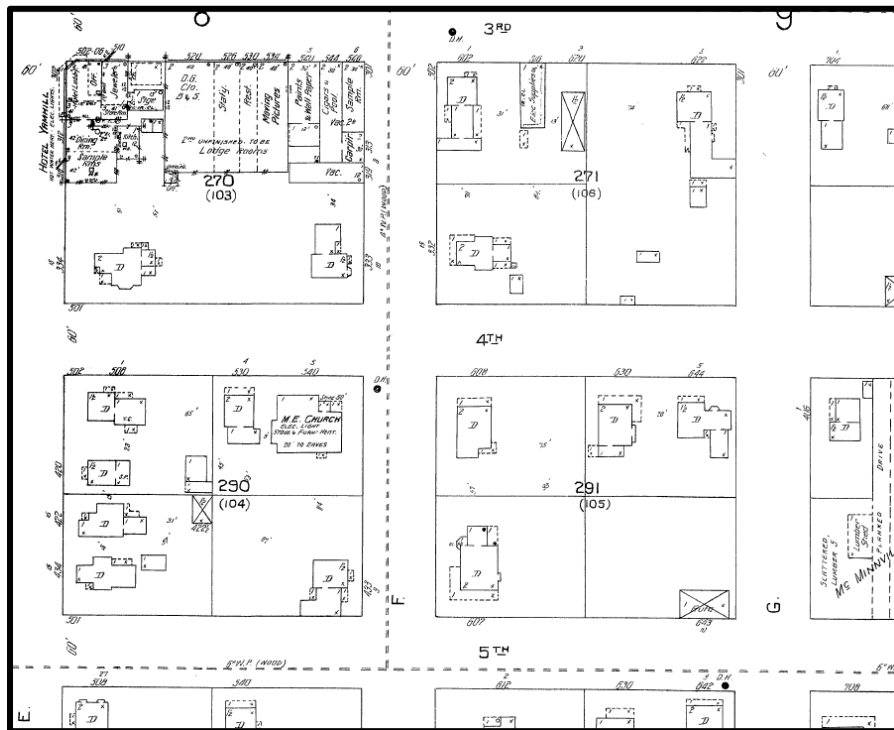
The current location of the historic resource is identified below:



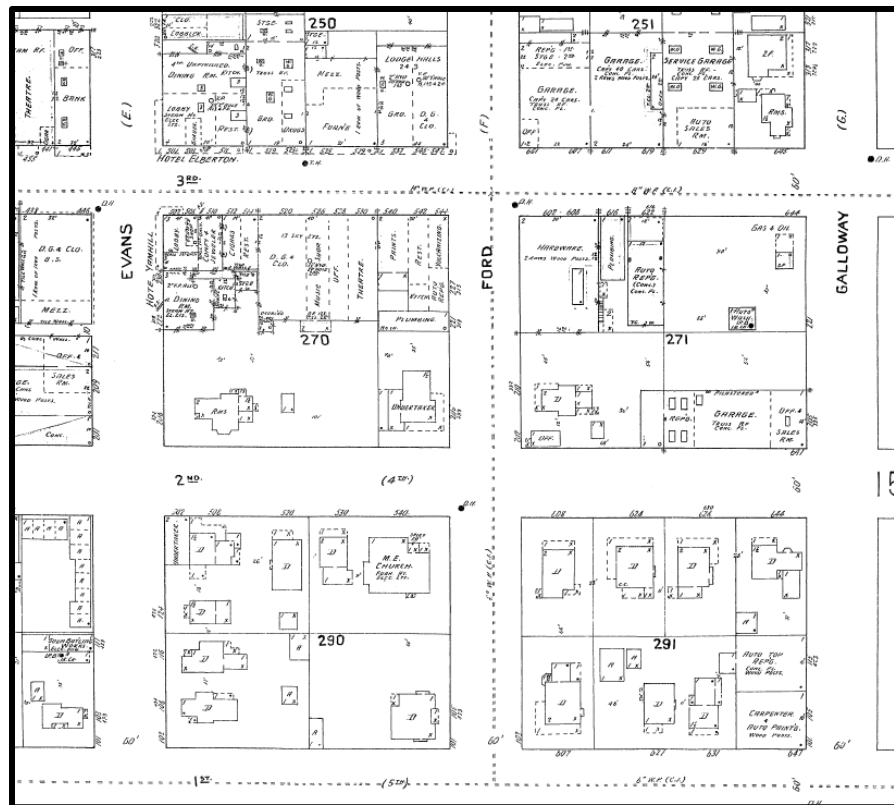
The Sanborn maps showing the property are also identified below:

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1912 Sanborn Map:



1928 Sanborn Map:



Discussion:

The applicant is requesting that the Historic Landmarks Committee approve the request to demolish the historic resource located on the property to allow for redevelopment to occur. The applicant is under contract to purchase the property, and intends to redevelop the site with some sort of mixed used building containing office space and residential space. Preliminary concept plans have been shared with staff, and from previous conversations with the applicant, they would intend to construct a building that mimics the historic residential architectural patterns that exist in the surrounding neighborhood. The subject site is located within the Downtown Design Standards and Guidelines area, so the design of any new development would be subject to those design standards and would come before the Historic Landmarks Committee for review and approval at a future date.

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, as described in Section 17.65.050(B) of the McMinnville City Code:

- (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 chapter are 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 program must be met in order to approve the demolition. Those will be described in more detail below.

- (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;

The historic resource was previously used as a duplex, with two separate dwelling units within the residential structure. However, it has been sitting vacant for a number of years, which has led to deterioration and a loss of economic value of the structure on the site. The applicant has provided

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Decision Document

Historic Resources Inventory Sheet D878

information from the seller and current owner of the property, which shows that the appraised value of the property was identified recently at \$135,000. Based on this value, and the extensive remodeling that would be required to bring the building up to code and still be consistent with the historic preservation design standards and guidelines, the applicant is arguing that it is not economically feasible to rehabilitate the structure.

The applicant has not provided a contractor's estimate of the work that would be required to bring the structure into a better state of repair. However, the current owner has stated that two previous interested buyers had decided not to close on the property after due diligence based on the economic feasibility of rehabilitating the structure. The applicant believes that their proposal is reasonable and that the demolition is warranted based on the economic use of the existing structure and resource.

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

The main argument that the applicant has provided is that the existing structure has lost the significance that it may have had when it was listed on the Historic Resources Inventory. The applicant has noted that the historic resource is listed as the lowest of the four possible tiers on the Historic Resources Inventory, being an "Environmental" resource (Resource D878), and was designated at this level at the time of listing because in that time it was also "in poor condition", as noted on the statement of historic significance on the property's Historic Resources Inventory sheet.

Staff would note that the historic resource is on a very low tier of the Historic Resources Inventory. In examining the original report and inventory work that led to the completion of the Historic Resources Inventory, it was determined that this historic resource was determined to be a lower level of significance, and was not even selected to be evaluated against the review criteria used to score most of the historic resources being inventoried. The methodology for the original designation of each historic resource during the completion of the Historic Resources Inventory was based on an evaluation of how well each resource met a set of review criteria. 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

As noted above, the historic resource in question was removed from the process prior to the assignment of values to the four review criteria. All resources that were removed from the process prior to the more specific review were kept in the Historic Resources Inventory, but only as "Environmental" historic resources.

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Historic Resources Inventory Sheet D878

The applicant has also noted that the statement of historical significance includes findings showing that there were already substantial changes to the property at the time of the inventory, including the imitation asphalt brick siding on the front of the home and the porch addition on the front of the home. Therefore, the applicant is arguing that the historic resource does not have any historical significance, and does not retain the small amount of significance that it may have had when it was originally listed on the Historic Resources Inventory.

(4) The physical condition of the historic resource;

The applicant has provided photo evidence of the exterior of the building showing some of the poor condition of the structure. No photos were provided of the interior, but the applicant has stated that there is extensive rot and damage that has occurred during the time that the structure has been vacant. There have been break-ins to the home, which has caused damage on the exterior and the interior. The applicant has stated that the interior floors, walls, and woodwork are all severely damage, missing, molded and/or rotted. The applicant also has concerns of bio-hazard issues from the break-ins and squatting and drug activities that have occurred in the structure.

The applicant has provided photos, which are attached to this staff report, that show that the existing materials and finishes are no longer of historical significance. Original double hung windows have been replaced with aluminum windows. Current doors are low cost replacement doors and are not original to the structure. The chimney has not been maintained, and the brick has been painted over and is disintegrating in places. Siding on the home appears to be rotted in some places, and plywood type siding and corrugated plastic siding have been applied to the exterior surface of the front and back porches. However, some of the main characteristics of the original structure do still exist. The wood trim around the windows and the main rectangular style of the home are still intact, but they are in poor physical condition.

Staff would also note that, because the structure is not listed as a “Distinctive” or “Significant” historic resource (which are defined as “historic landmarks”), anyone that did renovate or remodel the structure would not be required to follow the Historic Preservation standards and guidelines in Chapter 17.65 (Historic Preservation) of the McMinnville City Code. The subject site is subject to the Downtown Design Standards and Guidelines, but those do not specifically require historical materials to be saved or restored.

Based on the physical condition of the historic resource and the amount of original materials that have been lost, the applicant is arguing that the demolition should be warranted.

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

The applicant has argued that the historic resource has become a public safety hazard based on the deterioration that has occurred during the time that it has been vacant. They have also referenced the fact that there are break-ins and squatting occurring on the property, which causes safety concerns for the surrounding neighborhood. The applicant has discussed their intentions with some surrounding property owners, and has stated that they have received support from those neighbors to demolish the structure. The existing structure would not be suitable for occupation at this point, so would constitute a hazard to any occupant.

Staff believes that the existing condition of the structure could be considered a hazard. However, this is not the strongest factor or finding to approve the demolition request. If another owner decided to invest the amount necessary to restore or reconstruct the existing structure, the public safety hazard would no

longer exist. Therefore, if the Historic Landmarks Committee finds that the demolition can be approved, findings for other review criteria should be better satisfied.

- (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;

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

- (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

The applicant has expressed concern that the retention of the historic resource would cause financial hardship. As described in more detail above, the applicant is arguing that the level of investment required for the historic resource to be improved likely would not be financially feasible. The Historic Landmarks Committee would need to determine whether the public benefit in the retention of the existing structure outweighs the financial hardship that would occur to the owner. Staff believes that, if the Historic Landmarks Committee finds that the existing structure has lost its historic significance, there could be a finding that the financial hardship caused to the owner would not outweigh the public interest in the preservation of the existing structure.

- (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 arguments that the existing structure is negatively impacting the surrounding neighborhood in terms of crime and safety issues associated with the structure sitting vacant, as well as the negative impact the existing structure might be having on surrounding property owners. However, the fact that the structure 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. As stated above, staff believes that, if the Historic Landmarks Committee finds that the existing structure has lost its historic significance, there could be a finding that the retention of the historic resource may not be in the best interests 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 resource. This has been required of other demolitions of historic resources 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) **APPROVE** the application **WITH CONDITIONS**, providing findings of fact for the required demolition review criteria.
- 3) **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

Staff believes that the applicant has provided findings that the historic significance of the existing structure no longer exists, and also that the physical condition of the historic resource is very poor. Together with the loss of original historical materials and finishes, multiple review criteria for the demolition request could be found to be satisfied. There are other review criteria that staff does not believe are satisfied as well though, including the Comprehensive Plan policies and the hazardous status of the existing structure. If another owner purchased the property and was willing to invest significantly, the public hazard would no longer exist and the resource could be retained. However, the property has been on the market for an extended period of time and other offers have not gone through after due diligence based on the level of investment required to repair the structure, which could be found to meet the criteria that the economic use of the resource does not support its retention.

Staff is recommending that the Historic Landmarks Committee review the information and arguments provided by the applicant, offer an opportunity for the applicant and the public to provide testimony, and then determine whether the review criteria being satisfied by the applicant outweigh those that are not. Staff believes that the strongest finding the applicant has provided is that the structure did not have much historical significance at the time of the listing on the Historic Resources Inventory, and that the historical significance that may have existed then has been lost due to loss of original historical materials and the poor physical condition of the structure.

If the Historic Landmarks Committee decides to approve the request for the demolition of historic resource D878, staff is suggesting that the a delay of the demolition permit be required as a condition of approval to allow for the opportunity to notice that the home is available to be moved or salvaged. A previous precedent for this timeframe on other demolition approvals has been 180 days. However, that specific timeframe is no longer in the code. Staff would suggest a delay timeframe of between 90 and 180 days. Staff is suggesting that the following conditions of approval be included to provide for additional opportunity to preserve the historic resource (with the timeframe amended based on the Historic Landmarks Committee's decision):

- 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 90 (ninety) days advertising that the subject structure is available either for relocation, or for salvage of historic items. During the 90-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 90 (ninety) days from the first day of advertising the subject structure for relocation or salvage.

Attachments:*Certificate of Approval Application**Decision Document**Historic Resources Inventory Sheet D878*

- 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:

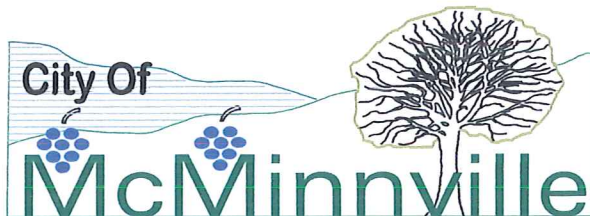
If the Historic Landmarks Committee decides to approve the request, the following motion could be made:

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 631 NE 1st STREET (RESOURCE D878).

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 631 NE 1st STREET (RESOURCE D878).

CD:sjs



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

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

www.mcminnvilleoregon.gov

Office Use Only:

File No. HL 1-18

Date Received 4-3-18

Fee \$0

Receipt No. N/A

Received by CD

Certificate of Approval (Demolition, Moving or New Construction)

Applicant Information

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

Applicant Name Brigitte + Clark Hoss Phone 503. 887. 0879

Contact Name — Phone —
(If different than above)

Address 10305 NE Fox Farm Rd.

City, State, Zip Dundee, OR 97115

Contact Email brigittehoss@hotmail.com

Property Owner Information

Property Owner Name Wolhaupter - Hayes Family Phone 503. 798. 6875
(If different than above) Living Trust

Contact Name _____ Phone _____

Address PO Box 10

City, State, Zip Amity, OR 97101

Contact Email Realtor: Randy McCreith 503. 310. 9844
Bella Casa Real Estate

Site Location and Description

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

Property Address 631 NE 1st Str., McMinnville, OR

Assessor Map No. R4 421 - BC - 11300 Total Site Area 100' x 40'

Subdivision _____ Block 5 Lot 7

Comprehensive Plan Designation _____ Zoning Designation C-3

1. What is the classification of the historic building? Environmental D878

2. Architect Name N/A Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name _____ Phone _____

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

4. The existing use of the property. Vacant - extremely poor condition

5. The intended use of the property. Rebuild

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).

We have offer on property and would like to
demolish + rebuild home according to
zoning + architectural requirements.

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

4.2.18

Date



Property Owner's Signature

03 April 2018

Date

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

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

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



Applicant's Signature



Date



Property Owner's Signature



Date

April 2, 2018

Re: 631 NE 1st Street
McMinnville, OR
Block: 5 Lot: 7

Certificate of Approval Application- Demolition

This letter accompanies City of McMinnville's application for Demolition re: the above property. We are in the escrow process and hope to purchase it with the intent to demolish existing structures and build a new home in accordance to zoning and architectural requirements.

Physical Condition / Economic Feasibility of Rehabilitation

According to Chuck Darnell, the existing structure on this lot is designated as in the "lowest of 4 tiers" of historic buildings. In July of 1980 it was already described as "in poor condition" and since then has obviously deteriorated to squalid conditions and is it not economically feasible to rehabilitate given the extensive rot and damage. It is our understanding that 2 prior offers on this property fell through given the inability to rehabilitate the extreme conditions of the structure.

Hazards of Structure to Neighborhood

The existing structures have become a public safety hazard given the transient break-ins, drug use on the premises, and an array of issues related to a rotting physical structure. In our conversations with neighbors (David Faust and Steve Cox among others), they report having made repeated calls to various city entities over the years given the above hazardous activity, as well as the determinant of the offensive aesthetics of this structure to the livability of residents and visitors to the area. Several neighbors have approached us as we conducted our due diligence and expressed their strong desire to having the structure removed in order to improve their neighborhood livability, safety and property values.

Minimal Historic Significance

As can be seen from the photos, the style, existing materials and finishes are of little historical value. Original double hung windows have been replaced with aluminum, current doors are low cost replacements, the chimney brick is painted over and disintegrating, and the other ramshackle additions further denigrate the structure. The inside floors, walls and woodwork are severely damaged, missing, molded and rotting given the lengthy periods of non-inhabitation and exposure to the elements, not to mention all the rotting food and biohazards that have further ruined the inside.

Vision

We hope to create a beautiful, new craftsman style home (of similar style to surrounding existing older homes) that will be well coordinated to blend into the neighborhood and vastly improve the aesthetics and livability of residents and pedestrians on NE 1st Street. We look forward to working with the City of McMinnville and the historic architectural review committee to create a best fit for this location. We intend to work hard to assure that all design requirements are met. We have built several homes throughout the years, always in good standing with the counties we reside in. Our most recent home can be viewed at www.franziskahaus.com.

Chuck Darnell has fully explained to us the zoning regulations and architectural review process. He has also provided general assurances after viewing our preliminary concept drawings/plans. Our closing date for escrow is April 19. We hope to have the permission to demolish prior to closing as we are not prepared to own this property without this assurance. Please let us know if anything further needed.

Kind Regards,

Brigitte & Clark Hoss

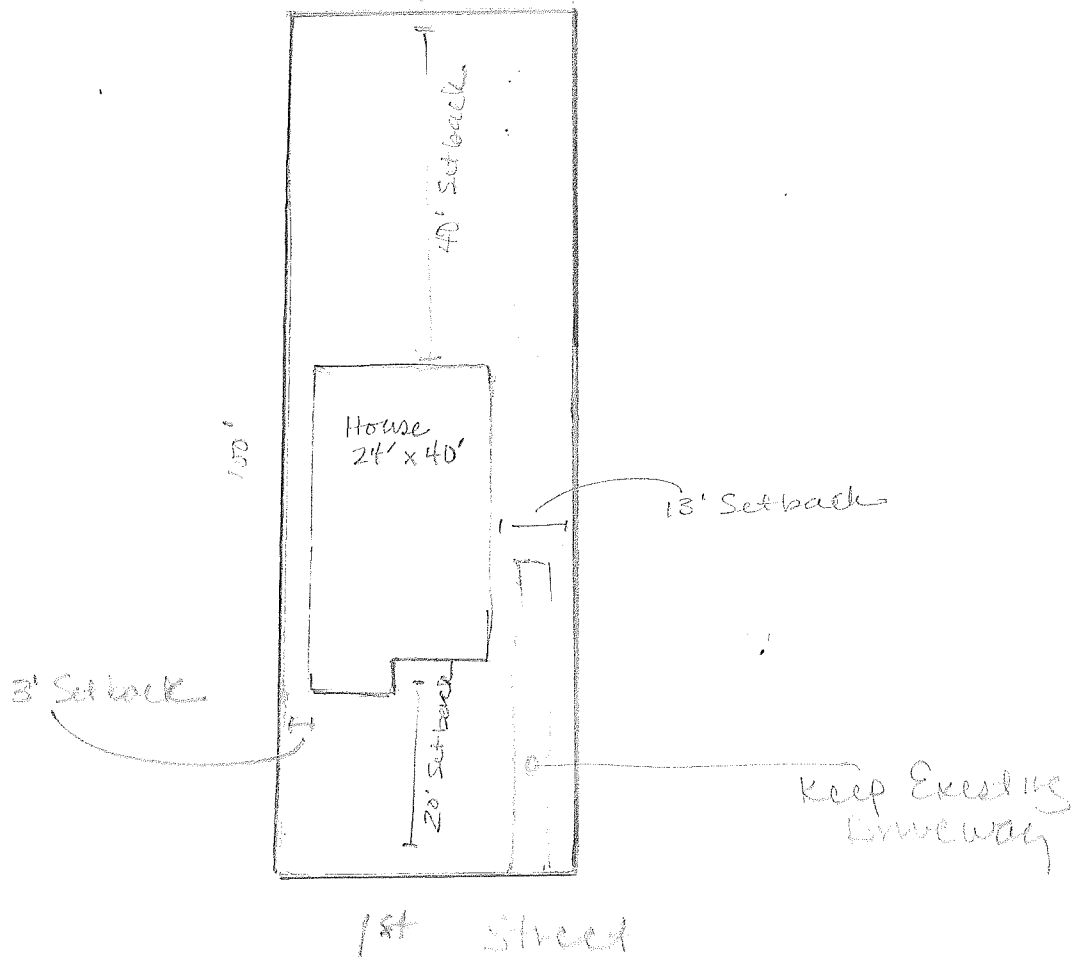
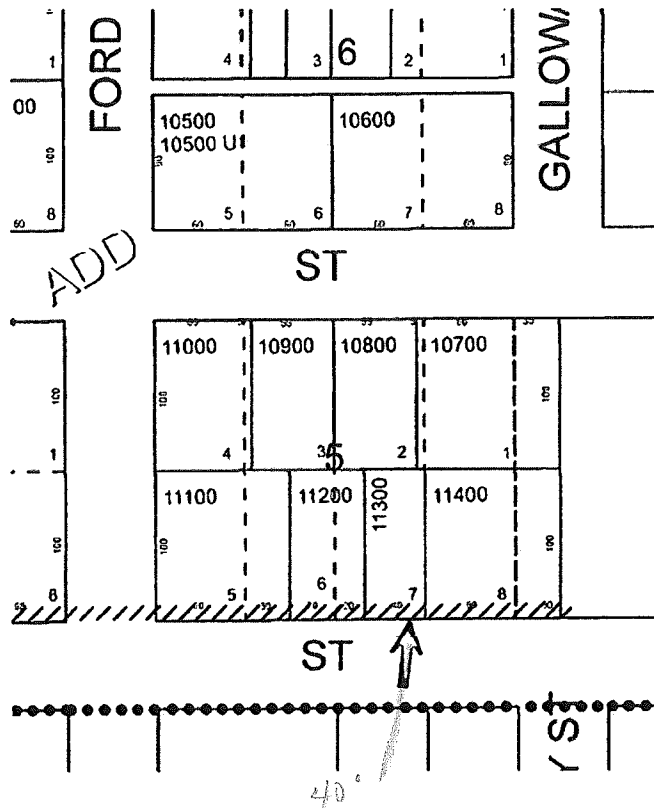


First American



Site Plan

This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey





Presented By: Meri KereKanich
The Kelly Group Real Estate
Phone: 503-538-4531 **E-mail:** meri@thekellygroup.net
RESIDENTIAL **Status:** ACT **3/5/2018** **10:23:35**
ML#: 17614387 **Area:** 156 **List Price:** \$140,000 **Unit#:**
Addr: 631 NE 1ST ST **Zip:** 97128 **Condo Loc:**
City: McMinnville **List Type:** ER **LR:** N
Zoning: C3 **Tax ID:** R4421BC11300
County: Yamhill
Elem: Buel **Middle:** Pa
High: McMinnville **PropType:** DETACHD
Nhood/Bldg: **CC&Rs:**
Legal: LOT 7 BLOCK 5 ROWLANDS ADDITION = 004000 SQ FT E 40' LT 7 BL
Internet/Address/No Blog/No AVm: Y/Y/Y **Offer/Nego:** CALL-L
Open house: N
PDF Doc(s): 2

Home Energy Score: I
Wrrnty: 55+ w/Affidavit Y/N:

Lot Size: 3K-4,999SF **# Acres:** 0.09
Front: **View:**
Body Water:

GENERAL INFORMATION

Lot Dimensions: 4000 sf
Lot Desc: LEVEL

Seller Disc: DSCLOSUR **Other Disc:**

RESIDENCE INFORMATION

Upper SQFT: 528 **SFSrc:** trio **#Bdms:** 2 **#Bath:** 2 / 0 **#Lvl:** 2 **Year Built:** 1890 / **FIXER**
Main SQFT: 1036 **TotUp/Mn:** 1564 **Roof:** COMP **Style:** 2STORY, FARMHSE **Green Cert:** **Energy Eff.:**
Lower SQFT: 240 **#Fireplaces:** / **Parking:** DRIVWAY **Exterior:** WOOD
Total SQFT: 1804 **Addl. SQFT:** **#Gar:** 1 / DETACHD, **Bsmt/Fnd:** BLOCK, UNFIN
RV Desc:

REMARKS

3rd Dir: NE 1st St next to Post Office
Private: Contact Catherine (971) 219-9858 or catherine@thebellacasagroup.com w/questions about condition. EXTREME Fixer - not easy to show. Serious buyers only. Recent appraisal (Jan 2018) comes in at \$135K - available on request. Needs new sewer line - no other prof inspections done.
Public: This 1890 farmhouse needs very significant remodeling, but has so much potential to become something great! Located right near McMinnville's famous 3rd St shops and restaurants. It is zoned C3 General Commercial but buyer to do due diligence regarding usage. F floors in many rooms. Cash only - do not go on property without an agent.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / WOODFLR	Mstr Bd: M/ /	Bths - Full/Pa
Kitchen: M/ /	2nd Bd: M/ /	Upper Lvl:
Dining: M/ / WOODFLR	3rd Bed: U/ / WOODFLR	Main Lvl:
Family: / /	2NDKIT: U/ /	Lower Lvl:
ONUS: U/ / WOODFLR	LAUNDRY: M/ /	Total Bth:

FEATURES AND UTILITIES

Kitchen:
Exterior: WOODFLR
Interior: YARD

Accessibility:

Pool: **Heat:** BASEBRD
Water: PUBLIC **Sewer:** PUBLIC

Hot Water: ELECT

Fuel: ELECT

FINANCIAL

Property Tax/Yr: \$1,374.41 **Spcl Asmt Balance:** **Tax Deferral:** N **BAC:** % 2.5
Terms: CASH **Short Sale:** N **\$ Pre-Approv:** **3rd Party:** N **Total Comm Differs:** N
Escrow Pref: Jan Winder - FATCO **Bank Owned/REO:** N
OA: N **Dues:** **Other Dues:** **Rent, If Rented:**

BROKER / AGENT DATA

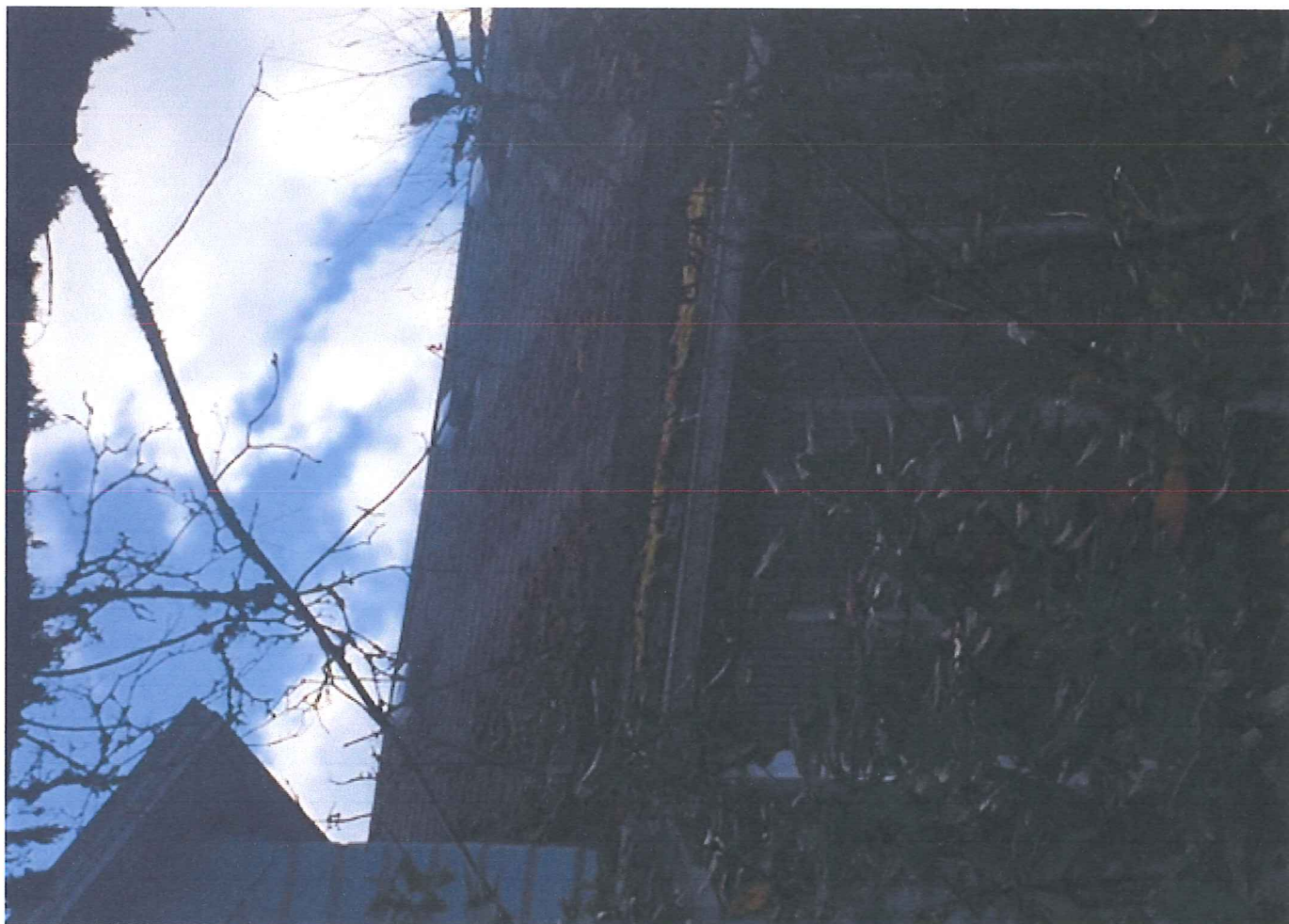
RCD: BCRE01 **OF:** Bella Casa Real Estate Group **Lic#:** 200703266 **Ph:** 503-310-9844 **Fax:** 866-281-665
PID: MCCREITH **AG:** Randy McCreith **Lic#:** 200210169 **Ph:** 503-310-9844 **Cell/Pgr:**
Mail(s) AG: teaminfo@thebellacasagroup.com **Agent Ext:**
LPID: MCCREITH **CoBRCD:** BCRE01 **CoAgent:** Catherine Summers **CoPh:** 503-310-9844
oAgent Email: teaminfo@thebellacasagroup.com **Owner Perm. Resid:** Y
HowHrs: **Tran:** 2/26/2018 **List:** 12/13/2017 **Exp:** **Occ:** VACANT **Poss:** NEGO
3/Loc/Cmb: No Lockbox **Owner(s):** Judith Wolhaupter **FIRPTA:** N **Contact1:**
How: SEERMKS **Tenant/Other:** **Contact2:**

COMPARABLE INFORMATION

DOM: 82 **O/Price:** \$140,000









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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR APPROVAL OF THE DEMOLITION OF A HISTORIC LANDMARK AT 631 NE 1st STREET

DOCKET: HL 1-18

REQUEST: The applicant has submitted a Certificate of Approval application to request the demolition of a historic resource that is listed on the Historic Resources Inventory. The resource is designated as an "Environmental" historic resource (Resource D878), and is therefore subject to the Certificate of Approval demolition review process required by Section 17.65.050 of the McMinnville City Code.

LOCATION: The subject site is located at 631 NE 1st Street, and is more specifically described as Tax Lot 11300, Section 21BC, T. 4 S., R. 4 W., W.M.

ZONING: The subject site is designated as Commercial on the McMinnville Comprehensive Plan Map, and is zoned C-3 (General Commercial).

APPLICANT: Brigitte and Clark Hoss

STAFF: Chuck Darnell, Associate Planner

DATE DEEMED COMPLETE: April 9, 2018

DECISION-MAKING BODY: McMinnville Historic Landmarks Committee

DATE & TIME: April 25, 2018. Meeting was held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128.

COMMENTS: Public notice was provided to owners of properties within 300 feet of the subject site, as required by Section 17.65.070(C) of the McMinnville City Code. No testimony or comments were received by the Planning Department prior to the public meeting.

Attachments:

Attachment 1 – Certificate of Approval Application

Attachment 2 – Historic Resources Inventory Sheet for Resource D878

DECISION

Based on the findings and conclusions, the Historic Landmarks Committee **APPROVES** the demolition of the historic resource at 631 NE 1st Street (Resource D878), **subject to the conditions of approval provided in this document.**

DECISION: APPROVAL WITH CONDITIONS

Planning Staff: _____
Chuck Darnell, Associate Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

APPLICATION SUMMARY:

The applicants, Brigitte and Clark Hoss, submitted a Certificate of Approval application to request the demolition of a historic resource that is listed on the Historic Resources Inventory. The subject property is located at 631 NE 1st Street, and is more specifically described as Tax Lot 11300, Section 21BC, 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 a residential structure, is located close to the downtown core of McMinnville and was constructed in 1885, with additions in 1920 and more recently on the rear of the structure. The structure is designated as an “Environmental” historic resource (Resource D878), which is the lowest category of historic resource on the Historic Resources Inventory. The statement of historical significance and description of the property, as described in the Historic Resources Inventory sheet, is as follows:

Two-story rectangle with a hipped roof porch across front which has been partly enclosed with imitation asphalt brick siding. Main building has wooden quoins, brick chimney, novelty siding and asphalt shingles. Fascia boards over cement foundation. Side has three double-hung windows below and two above. Extension on back has screened porches. In poor condition, small lot.

Porch is later addition.

It appears that the main factors in the consideration of the original designation were for the structure’s age and potentially its location, which resulted in the structure being designated as an “Environmental” historic resource (Resource D878).

Chapter 17.65 (Historic Preservation) of the McMinnville City Code requires that the Historic Landmarks Committee review and approve a Certificate of Approval for a request to demolish any historic resource.

Photos of the existing structure and a map of the current location of the historic resource are identified below:

Attachments:

Attachment 1 – Certificate of Approval Application

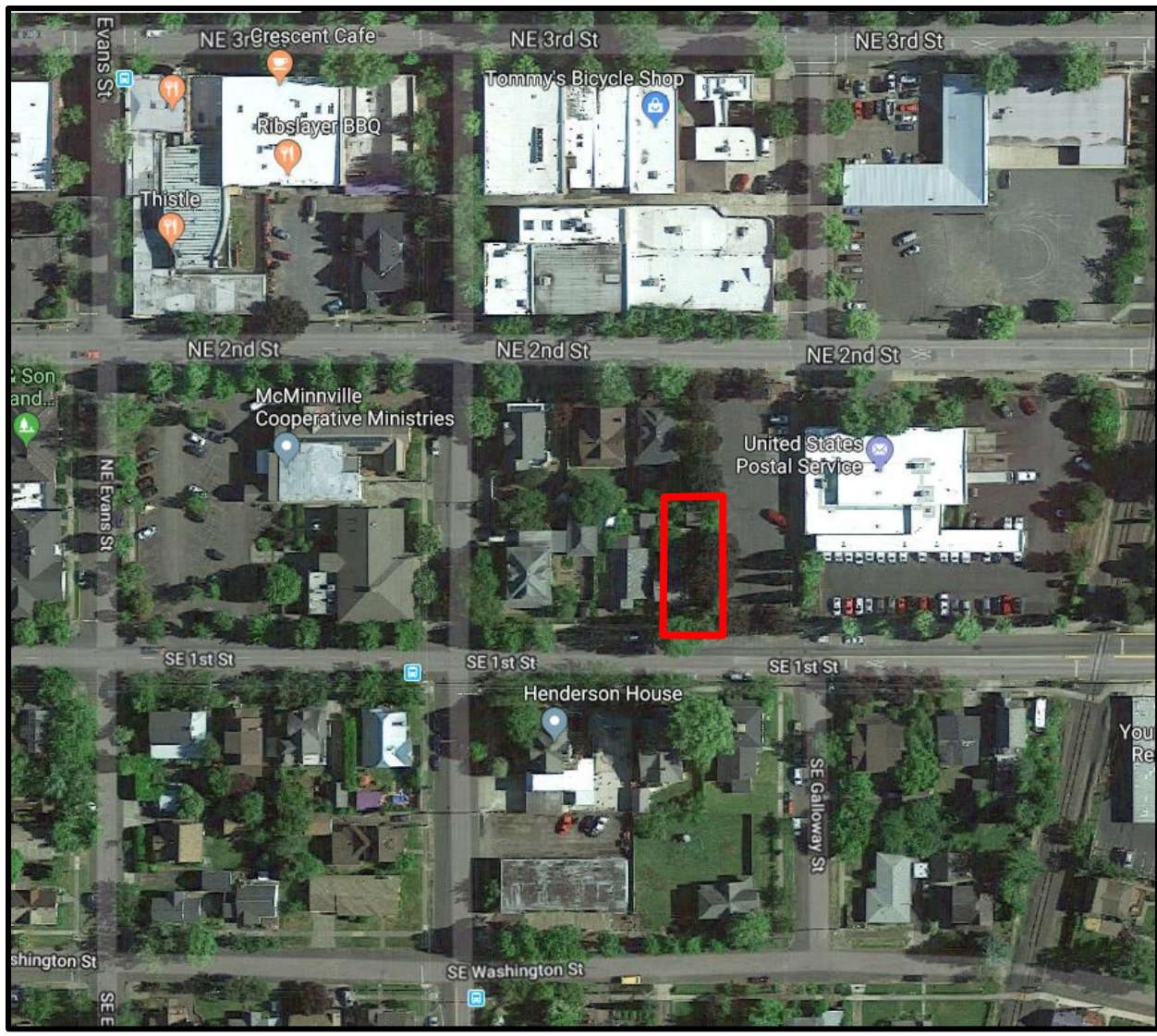
Attachment 2 – Historic Resources Inventory Sheet for Resource D878



Attachments:

Attachment 1 – Certificate of Approval Application

Attachment 2 – Historic Resources Inventory Sheet for Resource D878



CONDITIONS OF APPROVAL

- 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 90 (ninety) days advertising that the subject structure is available either for relocation, or for salvage of historic items. During the 90-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 90 (ninety) 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.

Attachments:

Attachment 1 – Certificate of Approval Application

Attachment 2 – Historic Resources Inventory Sheet for Resource D878

ATTACHMENTS

1. Certificate of Approval Application (on file with the Planning Department)
2. Historic Resources Inventory Sheet for Resource D878 (on file with the Planning Department)

COMMENTS

This matter was not referred to other public agencies for comment.

FINDINGS OF FACT

1. Brigitte and Clark Hoss submitted a Certificate of Approval application to request the demolition of a historic resource that is listed on the Historic Resources Inventory. The subject property is located at 631 NE 1st Street, and is more specifically described as Tax Lot 11300, Section 21BC, T. 4 S., R. 4 W., W.M.
2. The site is currently zoned C-3 (General Commercial), and is designated as Commercial on the McMinnville Comprehensive Plan Map, 1980.
3. Notice of the demolition request was provided to property owners within 300 feet of the subject site. No comments or testimony were provided to the Planning Department in opposition prior to the public meeting.
4. A public meeting was held by the Historic Landmarks Committee on April 25, 2018 to review the proposal.

CONCLUSIONARY FINDINGS**McMinnville's Comprehensive Plan:**

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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

Finding: The focus of the comprehensive plan goal is 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 program were found to be satisfied to allow for the demolition to be approved. Those will be described in more detail below.

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

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.

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Finding: Goal X 1 and Policy 188.00 are satisfied in that McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Historic Landmarks Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and meeting process.

McMinnville's City Code:

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

17.65.040 Certificate of Approval Process. A property owner shall obtain a Certificate of Approval from the Historic Landmarks Committee, subject to the procedures listed in Section 17.65.050 and Section 17.65.060 of this chapter, prior to any of the following activities:

- A. The alteration, demolition, or moving of any historic landmark, or any resource that is listed on the National Register for Historic Places;
 - 1. Accessory structures and non-contributing resources within a National Register for Historic Places nomination are excluded from the Certificate of Approval process.
- B. New construction on historical sites on which no structure exists;
- C. The demolition or moving of any historic resource.

Finding: The applicant submitted an application for a Certificate of Approval to request the demolition of the structure, which is listed on the Historic Resources Inventory as an "Environmental" historic resource.

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.

- A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.

Finding: The Historic Landmarks Committee, after reviewing the request during a public meeting and offering an opportunity for public testimony, decided to approve the demolition request and Certificate of Approval with conditions.

- B. The Historic Landmarks Committee shall base its decision on the following criteria:
 - 1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;

Finding: 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:

Attachments:

Attachment 1 – Certificate of Approval Application

Attachment 2 – Historic Resources Inventory Sheet for Resource D878

- (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 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 program must be met in order to approve the demolition. Those will be described in more detail below.

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

Finding: The historic resource was previously used as a duplex, with two separate dwelling units within the residential structure. However, it has been sitting vacant for a number of years, which has led to deterioration and a loss of economic value of the structure on the site. The applicant has provided information from the seller and current owner of the property, which shows that the appraised value of the property was identified recently at \$135,000. Based on this value, and the extensive remodeling that would be required to bring the building up to code and still be consistent with the historic preservation design standards and guidelines, the applicant is arguing that it is not economically feasible to rehabilitate the structure.

The applicant did not provided a contractor's estimate of the work that would be required to bring the structure into a better state of repair. However, the current owner has stated that two previous interested buyers had decided not to close on the property after due diligence based on the economic feasibility of rehabilitating the structure. Therefore, the proposal is reasonable and that the demolition is warranted based on the economic use of the existing structure.

3. The value and significance of the historic resource;

Finding: The existing structure has lost the significance that it may have had when it was listed on the Historic Resources Inventory. The historic resource is listed as the lowest of the four possible tiers on the Historic Resources Inventory, being an "Environmental" resource (Resource D878), and was designated at this level at the time of listing because in that time it was also "in poor condition", as noted on the statement of historic significance on the property's Historic Resources Inventory sheet.

The historic resource is on a very low tier of the Historic Resources Inventory. In examining the original report and inventory work that led to the completion of the Historic Resources Inventory, it was determined that this historic resource was determined to be a lower level of significance, and was not even selected to be evaluated against the review criteria used to score most of the historic resources being inventoried. The methodology for the original designation of each historic resource during the completion of the Historic Resources Inventory was based on an evaluation of how well each resource met a set of review criteria. The four review criteria were:

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- 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

As noted above, the historic resource in question was removed from the process prior to the assignment of values to the four review criteria. All resources that were removed from the process prior to the more specific review were kept in the Historic Resources Inventory, but only as “Environmental” historic resources.

The statement of historical significance includes findings showing that there were already substantial changes to the property at the time of the inventory, including imitation asphalt brick siding on the front of the home and a porch addition on the front of the home. Therefore, the historic resource does not have much significance, considering the additional issues with the condition of the property which will be discussed in more detail below.

4. The physical condition of the historic resource;

Finding: The applicant has provided photo evidence of the exterior of the building showing some of the poor condition of the structure. No photos were provided of the interior, but the applicant has stated that there is extensive rot and damage that has occurred during the time that the structure has been vacant. There have been break-ins to the home, which has caused damage on the exterior and the interior. The applicant has stated that the interior floors, walls, and woodwork are all severely damage, missing, molded and/or rotted. The applicant also has concerns of bio-hazard issues from the break-ins and squatting and drug activities that have occurred in the structure.

The applicant has provided photos, which are attached to this staff report, that show that the existing materials and finishes are no longer of historical significance. Original double hung windows have been replaced with aluminum windows. Current doors are low cost replacement doors and are not original to the structure. The chimney has not been maintained, and the brick has been painted over and is disintegrating in places.

Also, the structure is not listed as a “Distinctive” or “Significant” historic resource (which are defined as “historic landmarks”). Therefore, anyone that did renovate or remodel the structure would not be required to follow the Historic Preservation standards and guidelines in Chapter 17.65 (Historic Preservation) of the McMinnville City Code. The subject site is subject to the Downtown Design Standards and Guidelines, but those do not specifically require historical materials to be saved or restored.

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Based on the physical condition of the historic resource and the amount of original materials that have been lost, this review criteria is satisfied.

5. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

Finding: The applicant has argued that the historic resource has become a public safety hazard based on the deterioration that has occurred during the time that it has been vacant. They have also referenced the fact that there are break-ins and squatting occurring on the property, which causes safety concerns for the surrounding neighborhood. The applicant discussed their intentions with some surrounding property owners prior to submitting their application, and stated that they have received support from those neighbors to demolish the structure. The existing structure would not be suitable for occupation at this point, so would constitute a hazard to any occupant.

The existing condition of the structure could be considered a hazard. However, this is not the strongest factor or finding to approve the demolition request. If another owner decided to invest the amount necessary to restore or reconstruct the existing structure, the public safety hazard would no longer exist. Therefore, the Historic Landmarks Committee decision to approve the demolition is based on stronger findings for other review criteria as described in this decision document.

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

Finding: The historic resource in question is not a deterrent to an improvement program, so this criteria is not applicable.

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

Finding: The applicant has expressed concern that the retention of the historic resource would cause financial hardship. As described in more detail above, the applicant is arguing that the level of investment required for the historic resource to be improved likely would not be financially feasible. The Historic Landmarks Committee finds that the existing structure has lost its historic significance from the deterioration of the structure and the loss of original materials and features. Therefore, the financial hardship caused to the owner would not outweigh the public interest in the preservation of the existing structure.

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

Finding: The applicant has provided arguments that the existing structure is negatively impacting the surrounding neighborhood in terms of crime and safety issues associated with the structure sitting vacant, as well as the negative impact the existing structure might be having on surrounding property owners. However, the fact that the structure 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 finds that the existing structure has

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lost its historic significance from the deterioration of the structure and the loss of original materials and features. Therefore, the retention of the historic resource may not be in the best interests of a majority of the citizens of the City.

However, the Historic Landmarks Committee has required a condition of approval 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 resource.

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.

Finding: Notice was provided 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.

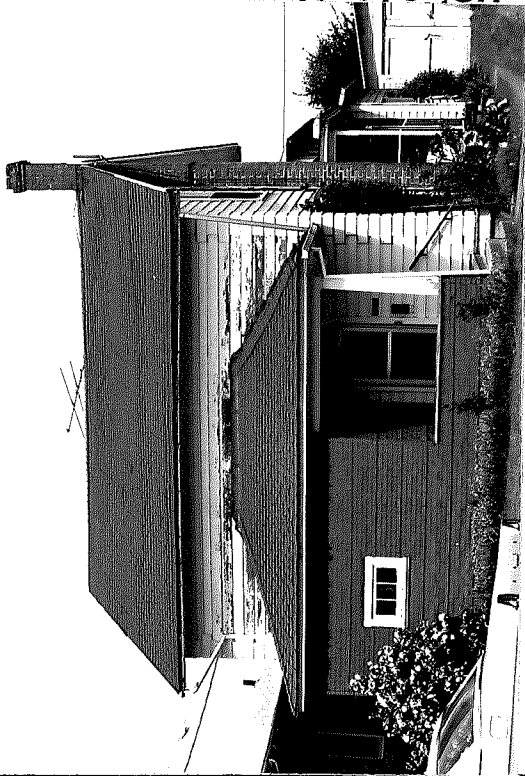
CD:sjs

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Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 12.3 Aerial Map K-11
Block 5 Lot 7
Addition Rowland's
Tax Lot 4421BC 11300
Address 631 East First
Common Name -----
Historic Name -----
Present Owner Bertha Clark
Present Use Residence
Original Use Residence
Builder or Architect Unknown
Outbuildings None
Date of Construction c. 1885 & 1920
-Condition Assessment on Reverse Side-

D878

Statement of historical significance and description of property:

Two-story rectangle with a hipped roof porch across front which has been partly enclosed with imitation asphalt brick siding. Main building has wooden quoins, brick chimney, novelty siding and asphalt shingles. Fascia boards cover cement foundation. Side has three double-hung windows below and two above. Extension on back has screened porches. In poor condition, small lot.

Porch is later addition.

Primary Resource No. 427

Condition of structure:

_____ A Excellent

_____ B Good

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

 X C Fair to Poor

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

_____ D Poor

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

Recorded by Irene Dillin Date July 17, 1980

Sources Consulted: