



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
November 28, 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> <p>Heather Sharfeddin</p>	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes <ol style="list-style-type: none"> A. May 15, 2018 Meeting Minutes (Exhibit 1) B. June 27, 2018 Meeting Minutes (Exhibit 2) 4. Action Items <ol style="list-style-type: none"> A. HL 9-18 – Certificate of Approval for Demolition (Exhibit 3) 180 NE 7th Street 5. Discussion Items 6. Old/New Business <ol style="list-style-type: none"> A. HL 5-18 – Certificate of Approval for Alteration This application was submitted and under staff review, but applicant requested continuation. Staff will present this at the meeting and share on the record that the application will be continued to the December meeting at the request of the applicant. 7. Committee Member Comments 8. Staff Comments <ol style="list-style-type: none"> A. December Meeting Date Confirmation There will be applications for review by the Historic Landmarks Committee in December. Committee will need to confirm whether current regular meeting of Wednesday, December 26th will work for all members, or whether an alternative date needs to be selected. 9. Adjournment

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

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



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EXHIBIT 1 - MINUTES

May 15, 2018
Historic Landmarks Committee
Regular Meeting

3:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Chair Joan Drabkin, Mary Beth Branch, Mark Cooley, John Mead, and Heather Sharfeddin

Members Absent:

Staff Present: Chuck Darnell – Associate Planner and Heather Richards – Planning Director

Others Present: Larry Collver, Max de Lavenne, Erika Everett, Ernie Munch, and Caleb Roach

1. Call to Order

Chair Drabkin called the meeting to order at 3:00 pm.

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action Items

- A. HL 3-18 / DDR 2-18 – Certificate of Approval for Alteration and Downtown Design Review and Waiver - 608 NE 3rd Street

Associate Planner Darnell presented the staff report. This was a proposal to make alterations to the Taylor-Dale building. The property was in the Downtown Historic District and was a local distinctive historic resource as well as a contributing property on the National Register of Historic Places. The alterations proposed were changes to the ground floor and second floor entryways and windows. He then reviewed the approval criteria. The proposed uses of a restaurant on the ground floor and short term rentals on the upper floor were being achieved without a loss to the historic materials and features of the structure. They were preserving the exterior masonry as

well as the decorative and defining features in the brickwork. The changes to the entryways would improve access and meet building code requirements. He explained the specific changes that would be made and said an elevator would be installed as well. The applicant would retain the wooden storefront system with the exception of changing the glass. Staff had suggested a condition to preserve the architectural details described in the inventory. The original wood windows on the second floor were being proposed to be replaced, and there was a condition that the applicant would provide the City with evidence of the deterioration of the windows and staff would evaluate that evidence to determine if replacement was necessary. He discussed the Secretary of Interior standards that were applicable to the project. Staff thought the changes proposed were minor on the main facades and the larger scale changes were on façades that were not visible and not on the prominent historic facades. He then went over the Downtown Historic District design review criteria. The main design was not being changed and no prohibited building materials were proposed. However, the applicant was requesting a waiver for the awning material and location in order to use a steel awning over the second story entryway on 3rd Street. The argument for using steel was that it fit with the steel system proposed for the seismic upgrade to the building. The awning would be the same depth as the adjacent storefront system and would not stand out. Instead of a canopy awning, it would be a flat awning that would blend in with the building. The proposed signage met the criteria. Staff recommended approval of the application with conditions.

Ernie Munch, representing the applicant, described the building and its current condition. He explained the applicant wanted to keep the original masonry, but there was water damage that would need to be repaired. The applicant viewed this as a long term investment. They wanted to have better access to the apartments on the second floor and to make it more welcoming for guests. There was very little steel in the building and in an earthquake the columns would collapse. The engineers suggested adding steel plates to the columns and for most of the building it would be on the inside. However in one area the steel would be exposed. They had taken it as an opportunity to attach a steel canopy to the steel plates. They had looked at how steel was used at the time the building was constructed and he explained how the detailing would be done to be historically accurate. It would also be long lasting and easily maintained. Staff had asked them to look into coating the columns with wood and they found it would add extra width on the columns. He thought the changes should be distinguishable and not copy the original details. The glass was cracked in places and would need to be replaced. This was the time to make these changes when the building was empty and a new owner had the resources to fix it.

There was discussion regarding the proposed changes to the doors and the use of the steel.

Mr. Munch stated the improvements were important to adapt the building to the new use and for people to want to come back. The new work would be differentiated from the old and would be compatible with the historic materials in features, size, scale, proportion, and massing to protect the integrity of the property.

Committee Member Branch asked if they had looked into alternative options for the entrance door to the upstairs. She thought it should match the double entry door.

Chair Drabkin agreed that the door was jarring to the rest of the building and the downtown community itself. She asked if there was another alternative.

There was further discussion regarding the windows and the glass that would be used. Mr. Munch thought they could take the current glass out and do the earthquake upgrades then put the glass back in.

Committee Member Cooley asked about the canopy width and if it was needed for shelter for guests coming and going. The vertical elements of the brick were partially interrupted by the width of the canopy. To the extent the door stood out, it was partly because the columns were being intersected.

Mr. Munch clarified the canopy width was for guests and to protect the entry system from the weather.

Committee Member Branch appreciated that it would protect the wood elements.

Mr. Munch discussed the evaluation report for the windows, how they had been originally installed, and the deterioration and water damage that had resulted. They were proposing to replace a number of the windows with double pane windows. He then explained the process that would be done to replace the windows and maintain the brickwork. They could not save the windows and the brick; it was one or the other. It would take 120 days to replace the windows and they would like to begin as soon as possible. He also discussed his concerns regarding the Jeld-wen windows that had been put in by the previous owner that still needed to be evaluated. If they needed to be replaced, it would be with windows that were consistent with the building. Some of the glass was cracked as well. He continued by discussing the flashing for the windows and the material to use for the flashing.

Committee Member Branch said she had been concerned regarding the awning and changing the proportion of the door, but after the discussion she realized the proportion, door, and windows were non-negotiable because of ADA requirements. There was never an awning in that location before, but it was a new piece and meant to look like a new piece. She thought it worked in the way it related to the existing design. The report on the windows was informative and explained the current conditions. She was in favor of allowing the second story windows to be replaced. The original bronze fasteners and items listed on the National Register nomination should be preserved and the replacement doors should be constructed out of wood. She was not in support of the condition for the steel structural system to be encased in wood.

Committee Member Mead agreed with Committee Member Branch. He saw the awning as an addition and that it should be compatible yet distinctive. However the niche below the awning had always been part of the building and he struggled to bring that distinctiveness into the new area. Should the awning and the niche be viewed as one whole addition to the building or if the awning was the only addition, should they consider the wood to match the rest of the façade?

Committee Member Sharfeddin thought it was being altered substantially enough that it created a new structure. She thought the wood was not needed because this was an addition and not part of the original building.

Committee Member Cooley agreed with what had been said. A lot of the distinctive inventory was seismically vulnerable and there were a number of different approaches to address it during a restoration. In almost every case it involved something that affected the historical quality of the resource. He thought it would be a benefit to see the improvements instead of trying to conceal them. Regarding the vertical elements being interrupted by the canopy, he thought because of the change in use it had to be allowed for.

Committee Member Branch wanted to make sure the paint colors would match with the awning.

Committee Member Mead suggested that the applicant invite the Committee to monitor the replacement of the windows.

Chair Drabkin still had reservations about the awning and the door as they were jarring.

Committee Member Branch said the awning was only sticking out two feet and she did not think it would be as jarring when it was installed.

Committee Member Mead moved to approve HL 3-18 / DDR 2-18 with Conditions 2, 3, and 4. The motion was seconded by Committee Member Branch and passed 5-0.

B. HL 4-18 / DDR 3-18 – Certificate of Approval for Alteration and Downtown Design Review - 618 NE 3rd Street

Associate Planner Darnell described the application for the single story building next to the Taylor-Dale building. The alterations proposed were driven by the changes made to the Taylor-Dale building, but since it was a separate property it had to be reviewed separately. The property was listed as contributory on the local inventory and was classified as a contributing property to the Downtown Historic District. The proposed changes were removal of the existing exterior staircase from the second story of the Taylor-Dale building and to demolish a one foot by seven foot portion of the southwest corner of the building to accommodate egress from the neighboring property and reconstruction of new walls. The new walls would have stucco and be painted consistent with the existing building. No changes were being made to the historic character-defining features of the building. The changes would allow for the uses of the neighboring building and would bring the building into compliance with the City Code. He reviewed the drawings of what was being proposed and discussed the existing conditions of the building. He then explained the conditions of approval.

Mr. Munch explained where the bollards, trash containers, and gas meter would go. He clarified they would paint the new walls to match the existing building color.

Committee Member Branch moved to approve HL 4-18 / DDR 3-18 with the conditions proposed by staff and an added condition that the applicant paint the new walls to match the existing color. The motion was seconded by Committee Member Mead and passed 5-0.

C. HL 6-18 / DDR 5-18 – Certificate of Approval for Alteration and Downtown Design Review - 620 NE 3rd Street

Associate Planner Darnell stated this property was listed as an environmental resource on the local inventory and as a contributing property in the Downtown Historic District. He described the existing front façade and discussed the review criteria. The proposed alterations included a second story addition to the existing one story building and an exterior staircase on the south alley facing façade. The applicant proposed to use the addition for office space. They planned to retain the existing storefront ground floor façade. He then explained the proposed addition and the applicable standards and guidelines. The addition was limited to one story and it was set back 20 feet to meet the guidelines and not detract from the existing façade. It also distinguished the addition from the existing building. The addition would be built to the property lines to be consistent with the scale and massing of the existing building. The walls would be stucco and hardie board siding on the less visible sides and there would be wood soffits. The existing building and new addition would be painted the same colors. These would be subtle earthtone colors, tan and charcoal gray. Staff recommended approval with conditions which included repair of some of the windows on the ground floor and that the storefront would be maintained.

Max de Lavenne, applicant, introduced himself and Larry Collver and Caleb Roach, the project team.

Chair Drabkin did not think the proposed aluminum windows were allowed. Associate Planner Darnell agreed aluminum windows would not meet the Downtown Historic District design standards. A waiver of that standard would have to be approved to allow them.

Mr. Lavenne said the reason for the aluminum windows was to distinguish the new from the old. The second story would be set back and the windows would not be as noticeable. They had talked about doing a wood trim on top of the aluminum frame but there was a lot of wood rot and deterioration currently on the ground floor and they wanted the upstairs windows to last longer. Aluminum windows were the most affordable option.

Associate Planner Darnell said that was an option, to allow wood trim over the aluminum frame.

Committee Member Branch did not think the addition was compatible with the original building. The shed roof with an exaggerated overhang and introducing new materials of raw wood and exposed beams on the sides did not fit. These items drew attention away from the original building. She thought the overhang should be removed.

Committee Member Sharfeddin suggested painting the ground floor the brighter tan color and the addition a darker color to bring the historic building forward and the addition back.

Mr. Lavenne said the overhang was important so they could use the patio in the winter. The overhang was about six feet wide.

Committee Member Cooley thought the purpose of the setback was to create a separation between the new use and the historic resource. There was also a proposed new use for the patio as well.

Committee Member Mead suggested adding a squared off parapet wall to the roof.

There was discussion regarding the interior ceiling height, putting in a parapet, and the size and location of the overhang. It was suggested to lower the overhang to be built in with the window system to make it less detracting.

Committee Member Branch would be more in favor of the aluminum windows if the overhang went between the top windows and the doors. Because the massing of the overhang was much more comparable to the existing structure, there needed to be more compatibility.

Chair Drabkin asked about the material and design of the stairs. Mr. Lavenne described the stairs, which were proposed to be metal. There was a lot of activity in the alley and there needed to be an exit off the second level. The reason for the metal was to keep the stairs from deteriorating over time. There would be a gate that would open out so people could get out of the building, but not get in.

Associate Planner Darnell summarized the changes the HLC would like, which were removing the soffit and canopy from the addition so the north elevation would be flush to the building, allowing a canopy between the second story windows and main story windows, adding a parapet wall on the east and west elevations to square off the roofline of the building, and the addition would be painted a darker color while a lighter color would be on the main floor. The HLC was in support of the aluminum windows without the wood trim. These conditions would be reviewed and approved by the Planning Director.

Committee Member Mead moved to approve HL 6-18 / DDR 5-18 with the conditions as discussed. The motion was seconded by Committee Member Cooley and passed 5-0.

5. Discussion Items

None

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Drabkin adjourned the meeting at 6:00 p.m.



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EXHIBIT 2 - MINUTES

June 27, 2018
Historic Landmarks Committee
Regular Meeting

3:00 pm
Community Development Center
McMinnville, Oregon

Members Present: Chair Joan Drabkin, Mark Cooley, John Mead, and Heather Sharfeddin

Members Absent: Mary Beth Branch

Staff Present: Chuck Darnell – Senior Planner, Jamie Fleckenstein – Associate Planner, and Heather Richards – Planning Director

Others Present: Steve Cox, David Foust, Laura Foust, and Brigitte Hoss

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

A. February 28, 2018

Committee Member Mead moved to approve the February 28, 2018 minutes as written. Motion seconded by Committee Member Cooley and passed 4-0.

4. Action Items

A. DDR 7-18 - Downtown Design Review and Waiver - 631 NE 1st Street

Senior Planner Darnell presented the application for a downtown design review and multiple design waivers for new construction at 631 NE 1st Street. The property was zoned C-3, General Commercial. The proposal was to construct a mixed use building that had either a commercial office or short term rental space on the ground floor and a dwelling unit in the back of the ground floor and going up to a second level. The front entry would enter into the business portion of the building, and there would be an entry to the rear to provide access to the dwelling unit. The design standards called for the building to be consistent with the massing and configuration of similar and nearby historic buildings.

This area of town was residential and the applicant was proposing to design a residential structure that would blend in with that environment. He described the proposed elevations and multiple architectural designs. The applicant was requesting design waivers for the zero setback requirement, storefront design features, recessed windows, and building materials. Staff was supportive of the zero setback and storefront design feature waivers due to the residential design of the building. Regarding the recessed windows and building materials, staff had some concerns. There were not enough details provided about the windows proposed. He suggested that if the windows were not recessed, they should be designed to mimic that historic architectural character. The building material proposed was a wood shake on the left half of the front façade, and hardy plank paneling on the other side. One criterion for the design was that the alternative design would better accomplish the historic character of the neighboring properties, and if the HLC thought the overall design was more compatible, staff thought the building materials could be waived. He then reviewed the design standards. This would be a two story building, which was consistent with surrounding property massing. Staff was concerned about the configuration as neighboring properties had a more defined architectural configuration and pattern. He gave examples of how the combination of the features for the proposed building did not fit. Also the orientation of the roofline was not consistent with neighboring properties. There would be a recessed entry. Staff was recommending denial of the application due to the configuration and number of waivers requested given that the design was not fully meeting the purpose of the downtown design standards.

Brigitte Hoss, applicant, said this had been a difficult process as it was an extremely narrow lot. They had looked into rebuilding the structure that was on the property, but it was not economically feasible. They had also taken pictures and looked at the design of the houses in the neighborhood as well as submitted the pictures in her application. After doing all of the research, the new construction with this particular style would cost \$400,000 and the property was appraised at \$330,000. She was concerned she would not be able to get financing. She thought there needed to be better communication on the land use process and historic design guidelines. The combination of styles would be consistent, especially since they had used elements of the neighboring homes in the design. Due to the timing of the application, they had one more month on their loan approval. She had been working with a general contractor and a spec home design builder.

Steve Cox, representing the applicant, discussed how the HLC could approve the application, approve it with conditions, or deny it. He thought the problems that were stated in the staff report could all be characterized as arbitrary and subjective. There were design elements of the two different styles in the area. The proposed home was not out of character with the block and would not detract from the neighborhood. He thought the house was closer to acceptable than not acceptable.

There was discussion regarding staff's findings and whether or not this application met the historic pattern of the neighborhood and how it would be better if the applicant chose one style for the proposed house.

Chair Drabkin pointed out the sliding glass door for the back entrance would need to be changed and the windows should be recessed.

Committee Member Sharfeddin thought it looked like a spec home that any new neighborhood might have. It did not fit with the historic nature of the neighborhood.

David Fouste, McMinnville resident, said regarding the elevations, only the front could be seen by the neighborhood. The sides and back could not be seen.

Laura Fouste, McMinnville resident, pointed out the size of the lots in the neighborhood were much larger than the applicant's property. The main floors of these properties were five feet above the sidewalk elevation, which was different from the proposal due to the accessibility for commercial use and they had no off street parking. Some of the houses had a mixture of styles and aluminum siding. There was not a way to take the design referenced by Planning staff and reduce the dimensions proportionally for a 40 foot lot. To keep the massing in line with the neighborhood some creativity was necessary. Even if they had a large enough lot to duplicate the examples in the staff report, it was impossible to replicate the historic buildings as they did not meet current code requirements. Changing these types of features would alter the design. A new structure would always look different. In regard to the front façade, which was the only side visible on the property, if they went with staff's suggestion for a Craftsman style with a prominent gable on the upper roof, it would extend the visual aspects of the front upward and would make the building look out of proportion. By having a hip component near the top, the eye was drawn downward to the smaller gables that were proportional for the lot size. She liked the upper hip component fused with the Craftsman features as they minimized the upper mass and provided neighbors more light and sky view. She thought the design was good and compatible with the Craftsman nature of her adjacent property. Staff had said in the staff report that nearly every other property had a prominent front porch that covered the entirety of the front façade, however only half of the houses met this criteria. She was in favor of the current design as submitted and thought it fit the block and neighborhood. This property was on the extreme edge of the design review area. The proposed structure would transition nicely with the adjacent homes into the neighborhood.

There was discussion regarding the hardy plank siding.

Chair Drabkin thought the wood shake siding did not fit. She would like to know what the windows would look like and thought they needed to be consistent. There should be no sliding glass door on the back.

Committee Member Mead suggested they only go with the Craftsman style and configuring the roof with a gable and front porch along the entire front of the building.

Chair Drabkin added that all the windows needed to be consistent with the historic neighborhood and the design for the windows would be submitted to staff. The back door would not be sliding glass, but something more traditional.

Senior Planner Darnell clarified the changes suggested, which included changing the roofline to a full gable across the entire roofline and the front porch extending across the full front façade. These would be more consistent with the Craftsman style. The exterior design would include removal of the wood shakes, use of smooth hardy plank siding at a 3 to 5 inch reveal, the window design would be provided in more detail to be approved by the Planning Director, and the back door would be a traditional entry door. The HLC was comfortable with the four waivers that were requested.

Committee Member Mead moved to approve DDR 7-18 - Downtown Design Review and Waivers - 631 NE 1st Street with the conditions as stated by staff. Motion seconded by Committee Member Cooley and passed 4-0.

5. Discussion Items

A. Historic Preservation Plan

Senior Planner Darnell introduced new Associate Planner Jamie Fleckenstein.

Senior Planner Darnell gave an update on the Historic Preservation Plan process. A public meeting was held last month and staff took comments and suggestions and incorporated them into the implementation plan. There had been 70 responses to the online survey and stakeholder interviews had been held. He reviewed the plan components, historic context chapter, analysis of the existing program, and incentives. He then explained Chapter 5, the goals, policies, and proposals chapter. One of the items in the chapter was continuing to do survey work and he discussed the areas where surveys could be done.

Chair Drabkin was concerned about the financial impact of designating historic districts, especially in regard to increased taxes.

There was discussion regarding the process for creating historic districts. Senior Planner Darnell said the County Assessor had stated that a historic district did not influence the assessed value of a property. There was no specific recommendation in the plan to create historic districts, however it was a possible outcome from the survey work.

Chair Drabkin would like to have the County Assessor come to a meeting to discuss it.

Committee Member Sharfeddin thought there should be outreach to property owners and education to realtors as well.

There was consensus for staff to move forward with the draft plan. Senior Planner Darnell said the consultants would submit a final report in July.

6. Old/New Business

None

7. Committee/Commissioner Comments

None

8. Staff Comments

None

9. Adjournment

Chair Drabkin adjourned the meeting at 4:47 p.m.



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EXHIBIT 3 - STAFF REPORT

DATE: November 28, 2018
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: HL 9-18 – Demolition Request – 180 NE 7th Street

Report in Brief:

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

Background:

The applicant, Harold Washington on behalf of Schoko Properties, LLC and Urban Mark, LLC, 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 180 NE 7th Street, and is more specifically described as Tax Lot 100, Section 20AD, T. 4 S., R. 4 W., W.M.

This application was scheduled for review at the October 22, 2018 meeting of the Historic Landmarks Committee. However, the applicant requested that the application be continued to allow time to provide additional findings for the applicable review criteria. Additional findings have been provided, which will be described further in the “Discussion” section below.

The historic designation for this particular historic resource relates to the structure itself. The structure, which was constructed as a single family home but was converted internally into office uses, is located north of the downtown core of McMinnville on the southwest corner of the intersection of NE Baker Street and NE 7th Street. The structure is designated as a “Contributory” historic resource (Resource C334), which is the third tier (out of four tiers) of historic resources 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:

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is under the extending roof. Two boxed pillars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

Attachments:
Certificate of Approval Application
Decision Document

On the east side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice moulding is found on the windows.

The Historic Resources Inventory sheet for the resource does not include the year of original construction. However, upon further analysis of Sanborn maps for the area, the structure appears to have been constructed sometime between 1912 and 1928.

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 (outline of property is approximate):



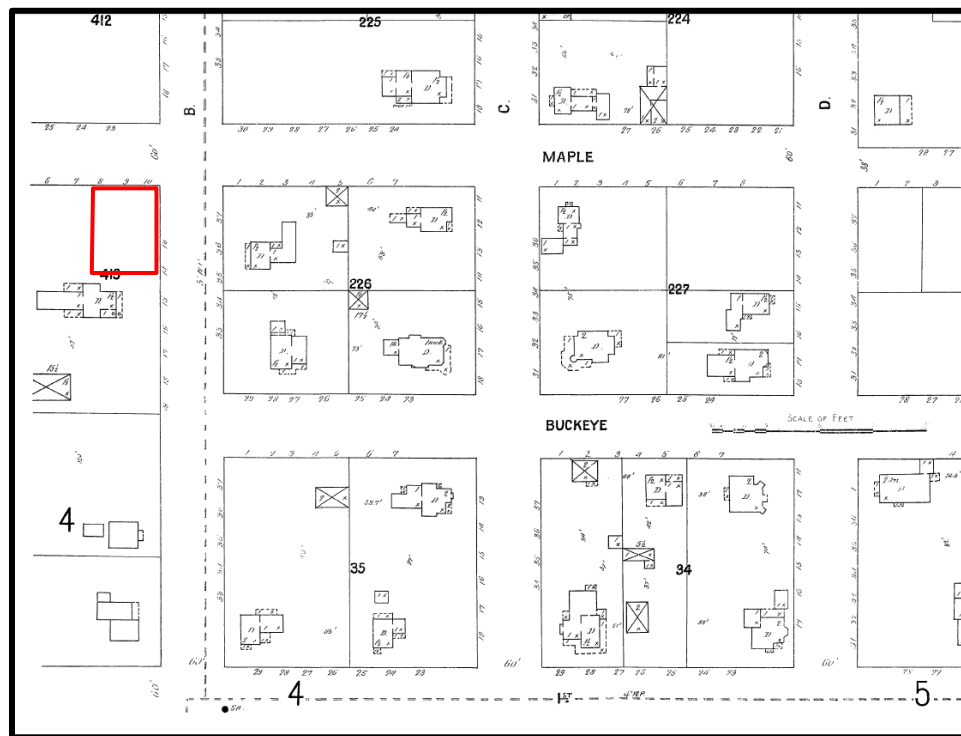
The structure as it exists today can be seen below:



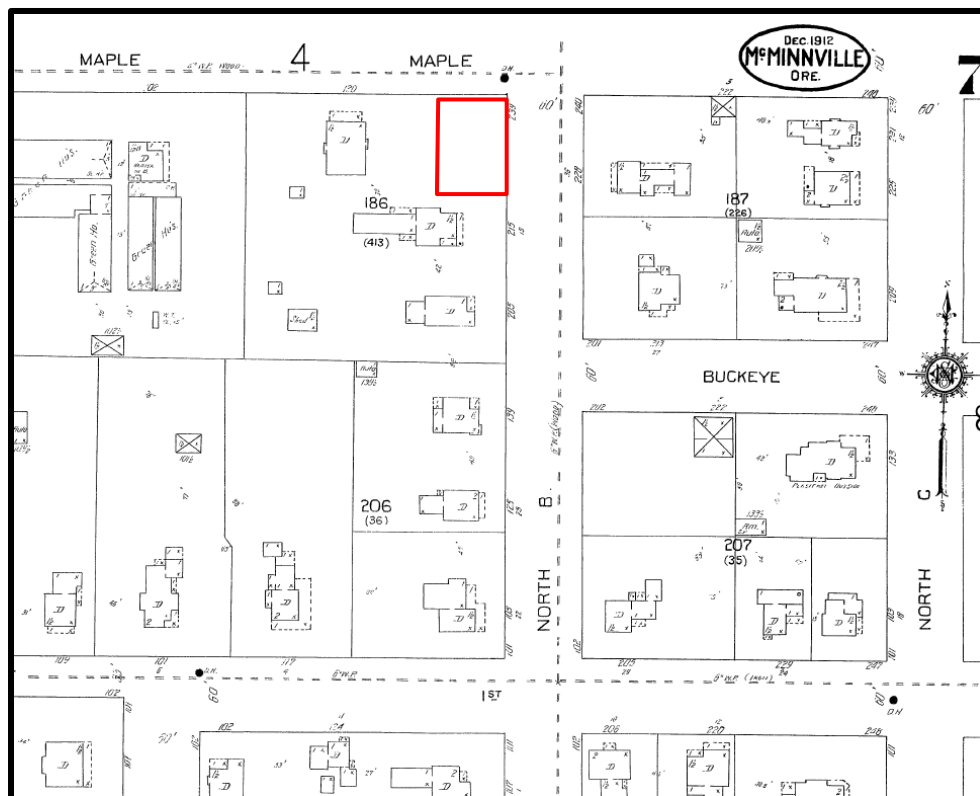
The Sanborn maps showing the property are also identified below (outlines of property are approximate):

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1902 Sanborn Map (Sheet 2):

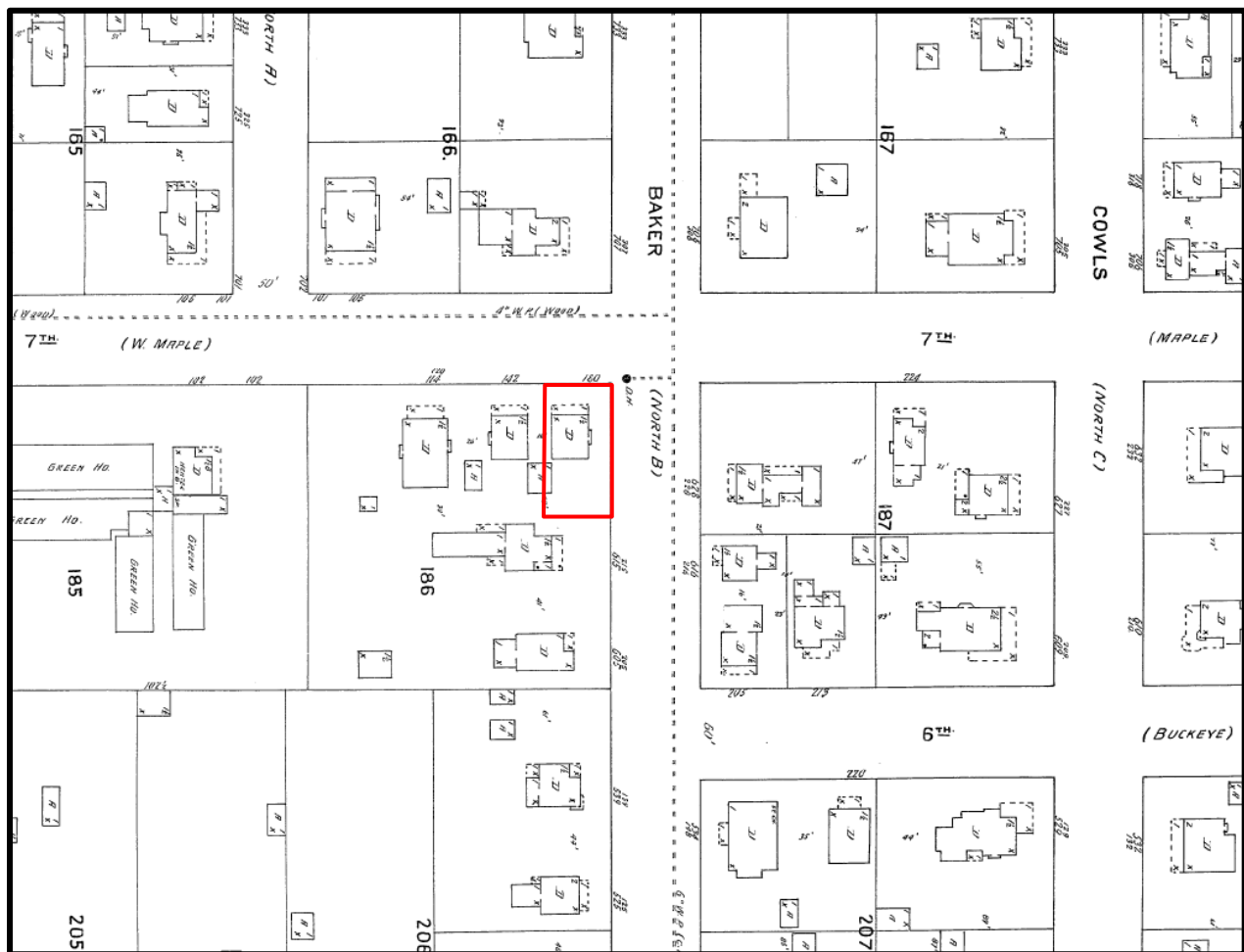


1912 Sanborn Map (Sheet 7):



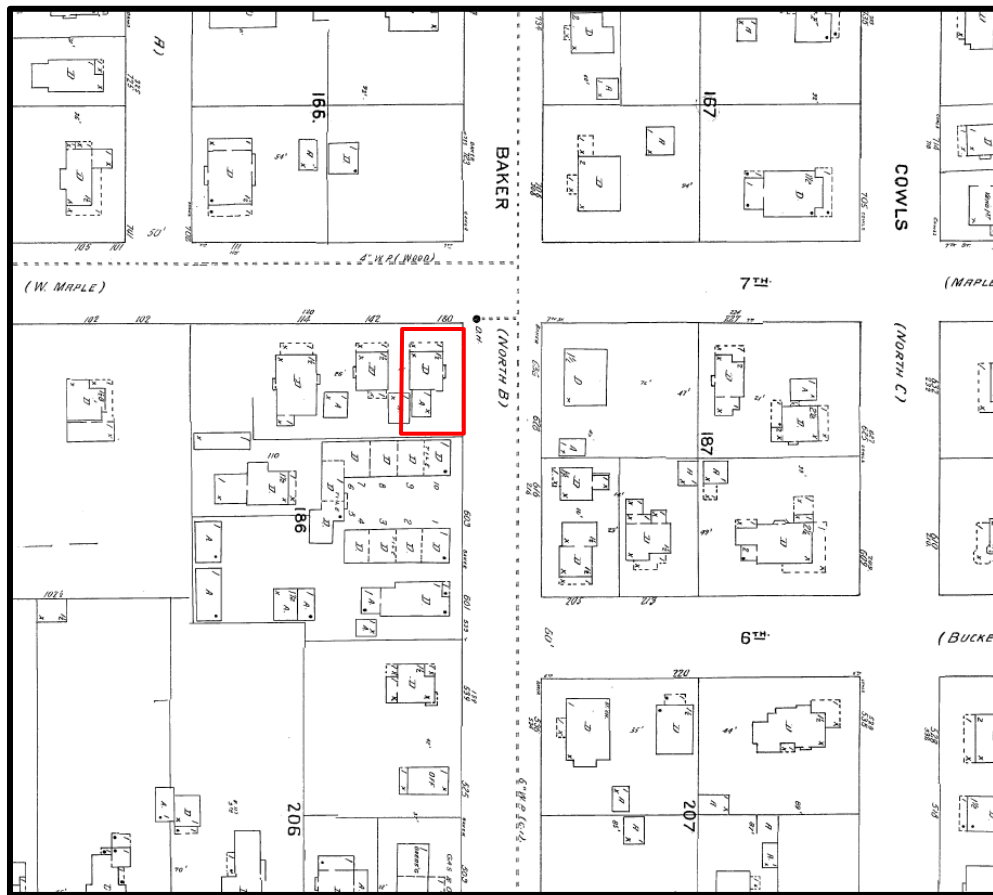
Attachments:
 Certificate of Approval Application
 Decision Document

1928 Sanborn Map (Sheet 10):



Attachments:
 Certificate of Approval Application
 Decision Document

1945 Sanborn Map (Sheet 10):

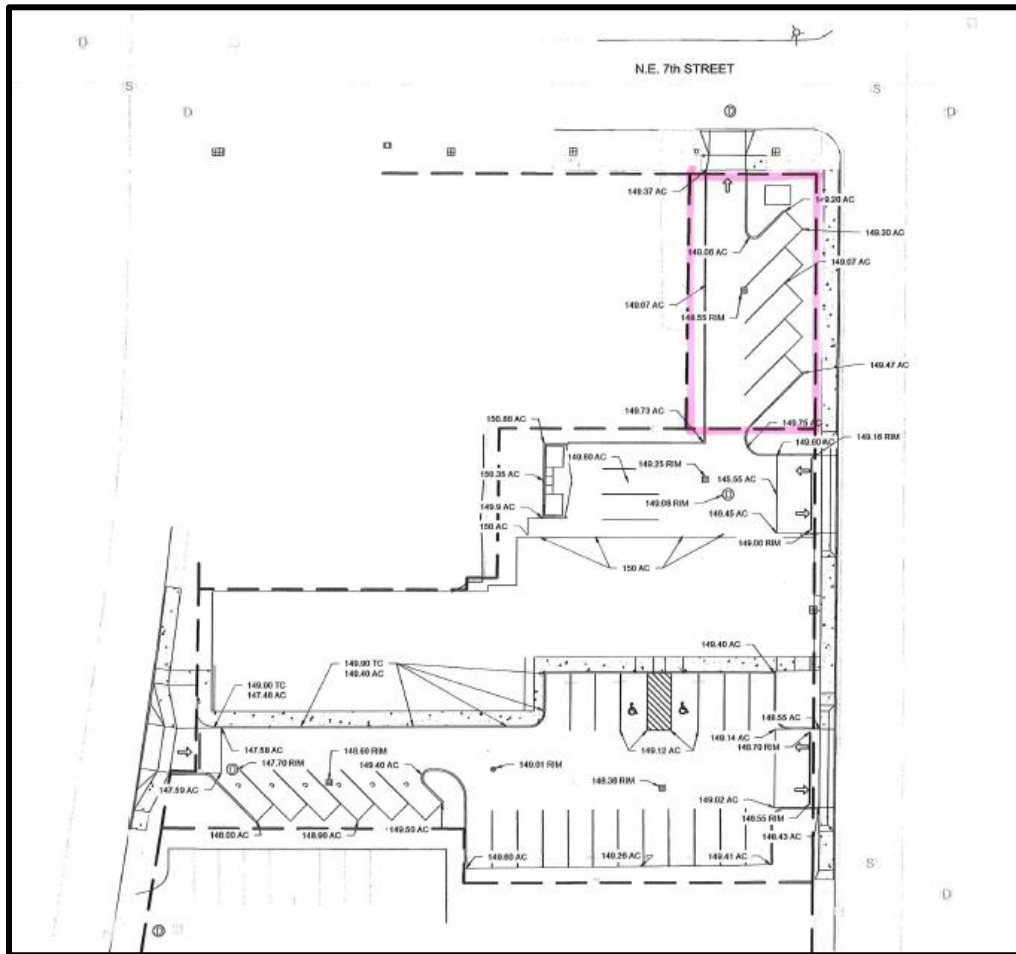


Discussion:

The applicant is requesting that the Historic Landmarks Committee approve the request to demolish the historic resource located on the property. The applicant is the current owner of the property, and intends to redevelop the site with a surface parking lot to provide additional off-street parking for a larger redevelopment project immediately to the south on a separate property. A site plan has been provided by the applicant showing the intended use of the property if the demolition was approved.

The site plan of the proposed use can be seen below:

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

- (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:

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- (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 originally constructed as a single family home, but in the 1980s was remodeled and converted to commercial office uses. The building was leased out to individual businesses periodically since the time it was converted to office uses. The applicant has provided the most recent property tax information, which show a real market total value of \$204,250 in the 2017 tax year. The real market value of the building on the subject property is shown at \$101,663 in the 2017 tax year. The applicant has stated that the "only economic use of this Historic Resource as it exists today is the fact that it creates a minimal amount of tax income" and that the applicant would be "improving the property values of this property through the demolition of this building and the adjacent ten-plex structure in order to develop the new multi-tenant building and parking lot".

The applicant has also stated in their narrative that "There is no current economic use of the property as it exists today due to the current deterioration of the building as it stands" and that the resource "cannot be reasonably preserved or rennovated (sic)". These statements are based on the condition of the structure and the estimated cost to renovate the structure. The applicant has provided cost estimates for the renovation of the structure, as well as for the demolition of the existing structure and replacement with a similar structure. It should be noted that the cost estimate for the replacement of the structure, and the narrative that speaks to the replacement, assumes that the demolition of the existing structure would be approved. However, the applicant has stated in their application and narrative that they have no intention of replacing the structure, should the demolition request be approved. Their intention, as shown in the "proposed use" site plan, is to construct a surface parking lot with 5 parking spaces that would connect to the surface parking lot on the property to the south (which is proposed to be redeveloped into office use).

Therefore, the cost estimates to renovate the existing structure should be analyzed and considered in terms of the economic use of the historic resource and the reasonableness of the proposed action. The applicant did provide a second cost estimate for the renovation of the structure, and also clarified that both of the renovation estimates provided were for the renovation of the structure under commercial building code standards to bring the structure back to its prior commercial use.

The renovation cost estimates provide line item estimates for a variety of work, with the total for the first cost estimate (provided by Washington Roofing) being between \$510,000 and \$575,000, and the total for the second cost estimate (provided by Weeks Construction, Inc.) being \$467,880. Both cost estimates include administrative costs, and statements that unforeseen issues or costs are not included in the estimates. Some of the larger line items are related to the deteriorated conditions of the existing structure (which are documented in the application and will be discussed in more detail below during the description of the physical condition of the historic resource). Those larger line items include new plumbing (\$62,000

in first estimate, \$35,000 in second estimate), new electrical (\$48,500 in first estimate, \$31,000 in second estimate), installation of new siding (\$41,000 in first estimate, \$32,000 in second estimate), flooring (\$39,500 in first estimate, \$34,500 in second estimate), installation of perforated pipe to improve drainage around the structure (\$26,000 in first estimate, \$11,500 in second estimate), foundation repairs (\$25,000 in first estimate, \$24,500 in second estimate), and new drywall (\$24,000 in first estimate, \$16,000 in second estimate).

In the previous staff report (dated October 22, 2018), staff had noted that it was unclear whether the cost estimates provided assume a renovation that would bring the structure back to commercial building code standards, or if the cost estimates assume renovating the structure to residential building code standards. As mentioned above, the applicant did clarify that the cost estimates were assuming commercial building code standards to bring the structure back to its previous commercial use. This was discussed previously in the staff report because the property is zoned C-3, and could be used either for commercial use or other types of uses that are permitted in the C-3 zone such as short term rentals or multiple family dwellings. Those types of uses, while allowed in the C-3 zone, would be required to meet residential building code requirements.

In regards to the use of the property to the south, the applicant has argued that the demolition is required to allow for redevelopment to occur to the south. Specifically, the narrative states that “We propose to remove the existing structure and provide: approved landscaping, additional off street parking and a safer entry/exit for the site address 609 NE Baker Str. directly to the south. There is new construction proposed for 609 NE Baker Str. already in progress. In doing so, this will add to the City’s downtown business appeal as well as additional property tax income as it will enhance the new construction site’s entrance and exit.” It is important to note that these statements relate to the use of the property to the south. However, the review criteria related to economic use and reasonableness of the proposal do not necessarily extend to the property to the south, as that property is not associated with the demolition of the historic resource at 180 NE 7th Street and there are no historic resources on the property to the south. The redevelopment of the property to the south can occur, potentially differently than the property owner currently proposes, without the demolition of the historic resource in question. The Historic Landmarks Committee must consider the economic use of only the historic resource in question at 180 NE 7th Street. The applicant has now argued in the most recent supplement to the application narrative that the redevelopment project to the south is applicable under another review criteria (related to an improvement program of benefit to the City), which will be discussed in more detail below.

Other items of importance to note in regards to economic use of the property are that the applicant included some statements in their narrative related to zoning, which need to be clarified. The applicant has stated that “a replacement would not be allowed on this property as the current lot does not measure at least 5,000 square feet”. However, the zoning of the property is C-3 (General Commercial), which does not have a minimum lot size for commercial uses, and the most recent use of the existing historic resource was commercial. The applicant also states in the narrative that the “site is not large enough to preserve or accommodate its present zoning”. This statement is unclear, and as noted above, there is no minimum lot size in the C-3 zone. There are also no setback requirements in the C-3 zone that would apply to the property in question, as it is completely surrounded by other C-3 zoned property. If the existing structure were renovated and used as it was most recently (as commercial space or office space), off-street parking requirements would also not be applied (per Section 17.60.060), and so there would be no limitation on the use of the structure. There is also approximately 30 feet on the south side of the property, between the existing building and the south property line, that could be used for off-street parking spaces should they be required for any potential use.

While the cost estimates provided are significant, they do represent the fact that reinvestment in the existing structure could bring it back into usable commercial space. If the structure was preserved and renovated, the historic resource could again provide leasable space for commercial uses or be used for

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other uses allowed in the C-3 zoning district (such as short term rentals or multifamily housing). There are multiple other properties in the C-3 zone that were originally constructed as single family homes and are currently in the process of being renovated. These properties are located at 309 NE 5th Street (resource C363), 518 NE Cows Street (resource C362), and 435 NE Johnson Street (resource C804). While each of these properties have different characteristics and varying levels of physical condition prior to renovation, it does show that there is likely market demand for and potential economic use of commercially-zoned structures similar to the historic resource in question. Also, in regards to the applicant's statements about property tax revenue, the renovation of the historic resource would improve the property values and result in increased property tax revenues, as opposed to the demolition of the structure and replacement with a surface parking lot, which would carry very low improvement values for tax assessment purposes.

However, the applicant is arguing that the structure in its current condition has no economic use, and that the level of investment required (estimated at between \$467,880 and \$575,000) is beyond what a reasonable person would spend to bring the existing structure into a current economic use. Their argument is also that the renovation required is not reasonable given the level of significance of the historic resource, which is a Contributory resource and the third tier on the Historic Resources Inventory. This will be discussed in more detail in the next review criteria below. To further support the argument that the renovation of the existing structure is not reasonable, the applicant is proposing to make available the funds that the applicant would otherwise spend on demolition of the resource (\$10,000) to someone that would be interested in moving the resource and renovating the structure. This would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the applicant, which would test whether the renovation of the structure is economically reasonable.

Based on the information provided, staff believes that the Historic Landmarks Committee would need to find that the renovation costs are not economically feasible, given the potential economic use if the structure was renovated, in order for this review criteria to be satisfied. If that finding is made, staff would recommend that the Committee include a condition of approval related to the applicant's proposal to make funds available to cover moving costs of the structure. The condition of approval should also include a reasonable period of time that the applicant would make the structure available for moving prior to allowing the demolition.

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

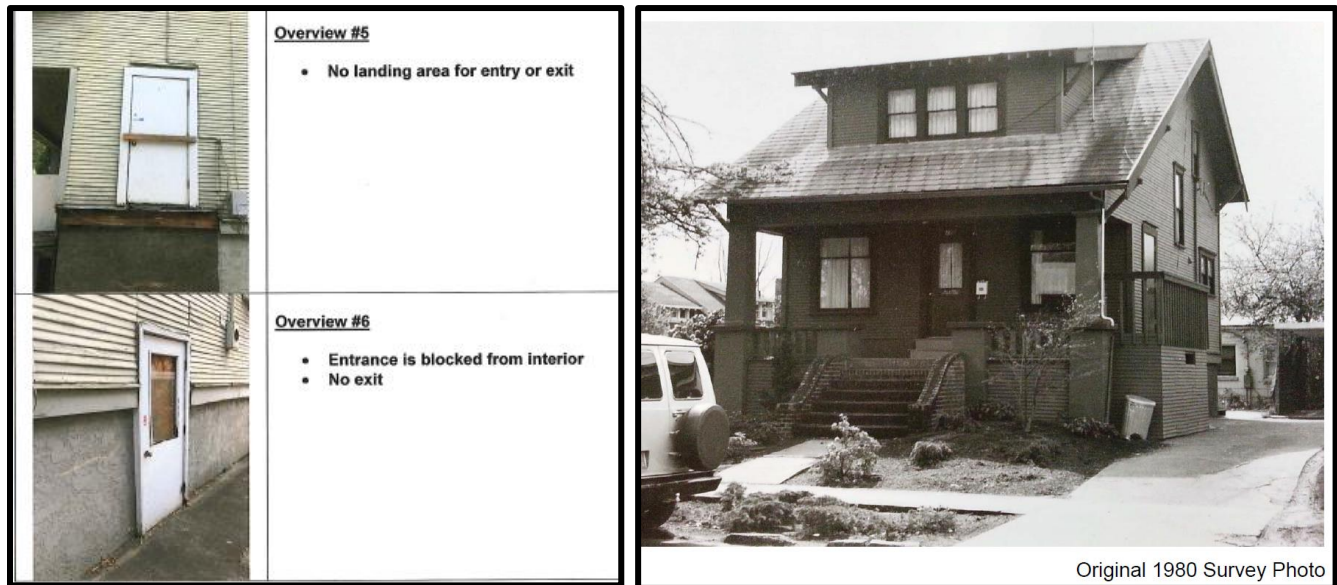
The applicant has stated that the historic resource is "considered Contributory and is not within the downtown core boundary". Other statements throughout the applicant's findings and narrative related to this review criteria are that the "building is not a unique structure", "has been modified into a multi-use building and no longer represents its original historical attraction", "has never been listed as a public building", and "is NOT listed on the National Registry of Yamhill County".

While the structure is not listed on the National Register of Historic Places, the structure is listed on the McMinnville Historic Resources Inventory as a Contributory resource. Properties that are listed on the Historic Resources Inventory are not identified in any type of document recorded against the property records, but the property owner at the time of listing in 1987 would have been notified of the listing. As the property changed ownership, it becomes a responsibility of the new owner to verify the status of the property with the City of McMinnville Planning Department as part of their due diligence in the purchase of the property.

The structure was already being remodeled into business offices at the time of its listing on the Historic Resources Inventory, and included some of the exterior additions and entrances referred to in the applicant's narrative and shown in the photos, as seen below:

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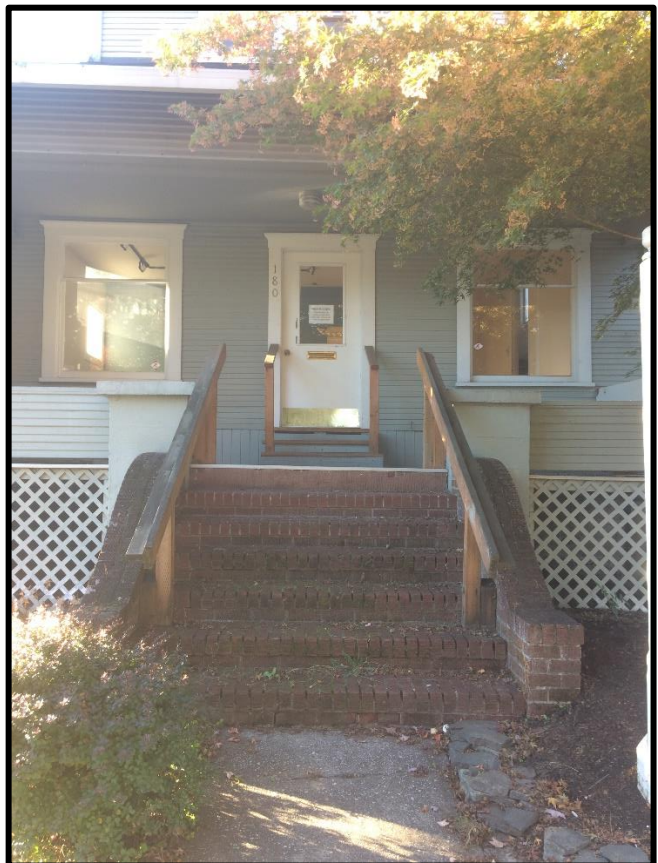
The significant historic and architectural features that were described in the statement of historical significance on the Historic Resources Inventory sheet still exist on the historic resource today. Those include the “red brick steps” leading to the “full-width porch which is under the extending roof”, “boxed pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, a “back dormer” that “extends and is flush with the first story wall”, “beveled siding... with corner boards”, and roof brackets.

The applicant has noted that some of these features have deteriorated or been changed. Wooden handrails have been added to the red brick steps leading to the porch. The applicant has stated that the original pillars on the porch were round, but were boxed in at a later date. The beveled siding is still in place, but is in poor condition. The applicant also noted that the roof brackets as they were described in the Historic Resources Inventory sheet are not actually roof brackets, but are gussets to support the roof. However, these features still exist today and contribute to the character and significance of the historic resource. The boxed pillars existed at the time of the listing of the structure on the Historic Resources Inventory. The roof brackets, or gussets, are still in place and provide the decorative roof bracket feature that is evident on many Craftsman bungalows in McMinnville, even if they are not true, functional roof brackets. The overall form of the structure is still almost entirely the same, including the front dormer with a shed roof, a rectangular bay with a shed roof on the east side of the structure, and the back dormer that extends and is flush with the first story wall.

Historic resource as it existed in 1980 and currently (2018):



Close up views of the existing condition of overall architectural form and historic details including “red brick steps”, “full-width porch which is under the extending roof”, “boxed pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, and a “back dormer” that “extends and is flush with the first story wall”:





The applicant did provide additional findings in the most recent supplement to the application narrative stating that significance of the historic resource being the third tier of the Historic Resources Inventory does not warrant the level of investment required to renovate the structure back to current building code standards. The applicant is also arguing that their proposal to make funds available to someone that would be interested in moving the resource and renovating the structure would test the criteria related to the value and significance of the historic resource, because if the resource was found to be a resource of value and significance, there would be interest in its preservation at another site. The applicant argues that if no party comes forward to move and renovate the structure, that the Historic Landmarks Committee could conclude that the historic resource is not of a value and significance to merit the denial of the demolition request.

Staff believes that the overall architectural form of the resource and many of the more detailed historic features are still in place, and that this does provide value and significance in the resource as the main features that were evident at the time of designation on the Historic Resources Inventory still exist. However, the Historic Landmarks Committee must decide whether this review criteria (value and significance of the historic resource) outweighs the other review criteria that may be satisfied by the request.

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(4) The physical condition of the historic resource;

The applicant has provided photos serving as evidence of the existing physical condition of the historic resource. The structure has deteriorated due to failure to maintain the exterior and interior of the structure, and there are also some additions and renovations that may have been completed improperly. On the exterior of the structure, photos were provided showing damaged siding, rot damage in some of the wood features in the stairs, porch walls, and doors. Some of the additions to the main structure, such as stairs serving added entries, are in poor condition with wood rot and are separating from the main building. Photo #24 and photo #77 state that the front porch is not connected to the main structure and that the red brick steps are falling away from the porch.

There are also photos that the applicant has provided as evidence of the poor physical condition of the interior of the building. There appears to be mold in many areas in the basement and potential water damage in some of the walls and ceilings, which could be the result of improper drainage on the site and around the foundation of the building. Much of the interior of the building has been altered and remodeled in a manner that is not consistent with the historical period of construction and there does not appear to be any original materials on the interior of the building.

While there are issues with the interior of the building, it should be noted that there are no standards in place in the City's Historic Preservation requirements (Chapter 17.65) that require any particular form of construction or design on the interior of a historic resource. The historic resource is also a Contributory resource, so there is no requirement that the renovation of the structure meet any Historic Preservation design standards or requirements in Section 17.65.060 of the McMinnville City Code. It is likely that the interior of the building would require a complete remodel with the removal and replacement of much of the building materials and finishes, but most of the work could be completed and still preserve the overall exterior architectural form of the structure that still exists today. Many of the issues on the interior that the applicant describes and shows with photos as being more extensive, such as mold and water damage, could be addressed by first improving the exterior of the building as described in the renovation cost estimates provided (replacing siding and doors properly and directing water away from the foundation – photo #13 stated that drainage was not connected), and then remodeling the interior of the building. Other exterior improvements that were included in the renovation cost estimates, such as shoring of foundation walls, waterproofing, and installation of perforated/drainage pipe would prevent further damage and significantly improve the physical condition of the historic resource. There is also a potential for the additions to the property, such as the stairs from added entries and exits that are separating from the building, being removed and the entries or exits being closed as other renovations occurred.

Given that some level of investment would improve the physical condition of the resource, staff does agree with the applicant that the existing physical condition of the historic resources is poor. The Historic Landmarks Committee could also agree and find that the existing physical condition of the historic resource is poor, and that this, together with other conditions and review criteria, satisfy the request to demolish the resource. Alternatively, the Historic Landmarks Committee could find that other review criteria are not satisfied, and that those outweigh the poor physical condition of the historic resource.

(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's "physical condition including additions and modifications are a safety hazard as these elements are separating from the original structure" and also that the resource "has become a structural hazard to fire, life and safety". The applicant references the photos of the existing physical condition of the property to support their argument that the physical condition is creating a safety hazard. The applicant did provide evidence from their insurance company,

PayneWest Insurance, showing that they will not provide building coverage due to the non-acceptability of the structure due to underwriting guidelines.

The building is currently sitting vacant, so staff believes that it does not constitute a hazard to its occupants. The applicant did provide additional findings in the most recent supplement to the application narrative stating that the resource does constitute a hazard because “the interior is not occupiable as it currently exists”. However, the current condition exists due to previous neglect in maintenance of the structure, and now that the structure is vacant, occupancy of the building would require building improvements. Therefore, staff would still argue that the building is not a hazard to its occupants.

The applicant did not provide many findings for how the historic resource constitutes a hazard to the safety of the public. The applicant did state that they have “had to call the police to remove transients numerous times”. Other than that issue, which could be addressed with more secure entrances and exits, it is unclear from the materials provided whether the historic resource constitutes an immediate hazard to the safety of the public. If the property owner invested the amount necessary to restore or reconstruct the existing structure, even at a minimum to better secure the structure and stabilize the additions separating from the structure, the potential public safety hazard would no longer exist.

Therefore, if the Historic Landmarks Committee finds that the demolition can be approved, staff believes that 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;

In the previous staff report (dated October 22, 2018), staff had noted that the historic resource in question was not a deterrent to an improvement program. However, the applicant has provided additional findings arguing that the resource is related to an improvement program located on the property to the south. This improvement program was shown in the site plan near the beginning of the staff report, and the applicant is arguing that the demolition of the historic resource would provide access to NE 7th Street and additional parking for that improvement program. The applicant has stated that the redevelopment project to the south is valued at \$4 million, which they argue is a substantial benefit to the City. The applicant has stated that the improvement program will provide the following substantial benefits to the City:

- It will allow a portion of the project traffic to exit onto a “side” street, i.e., NE 7th Street, which will allow disbursement of traffic onto either NE Adams or NE Baker Streets rather than all onto NE Baker Street. In the future, this will be even more significant as the traffic load on NE Adams and NE Baker Streets increases.
- The City will, as a direct result of Applicant’s approximately \$4 million improvement program, receive increased annual tax revenue for the City’s urban renewal district, or perhaps \$25,000 per annum depending on the project’s ultimate valuation.
- The City is currently facing a shortage of available retail space. Applicant’s improvement program includes 16,000 square feet of space approximately one-half of which is spoken for. Applicant is finding that much of the demand is from new businesses. Conversation is ongoing for much of the remaining development.
- The area to be occupied by Applicant’s improvement program includes unattractive unimproved lots and a rundown vacant stucco apartment complex which will be razed as a part of the urban renewal improvement program.
- The City will gain an attractive commercial development in a location that is now a significant, highly visible but unattractive area. Consider, for example, the redevelopment of the adjacent MACK building.

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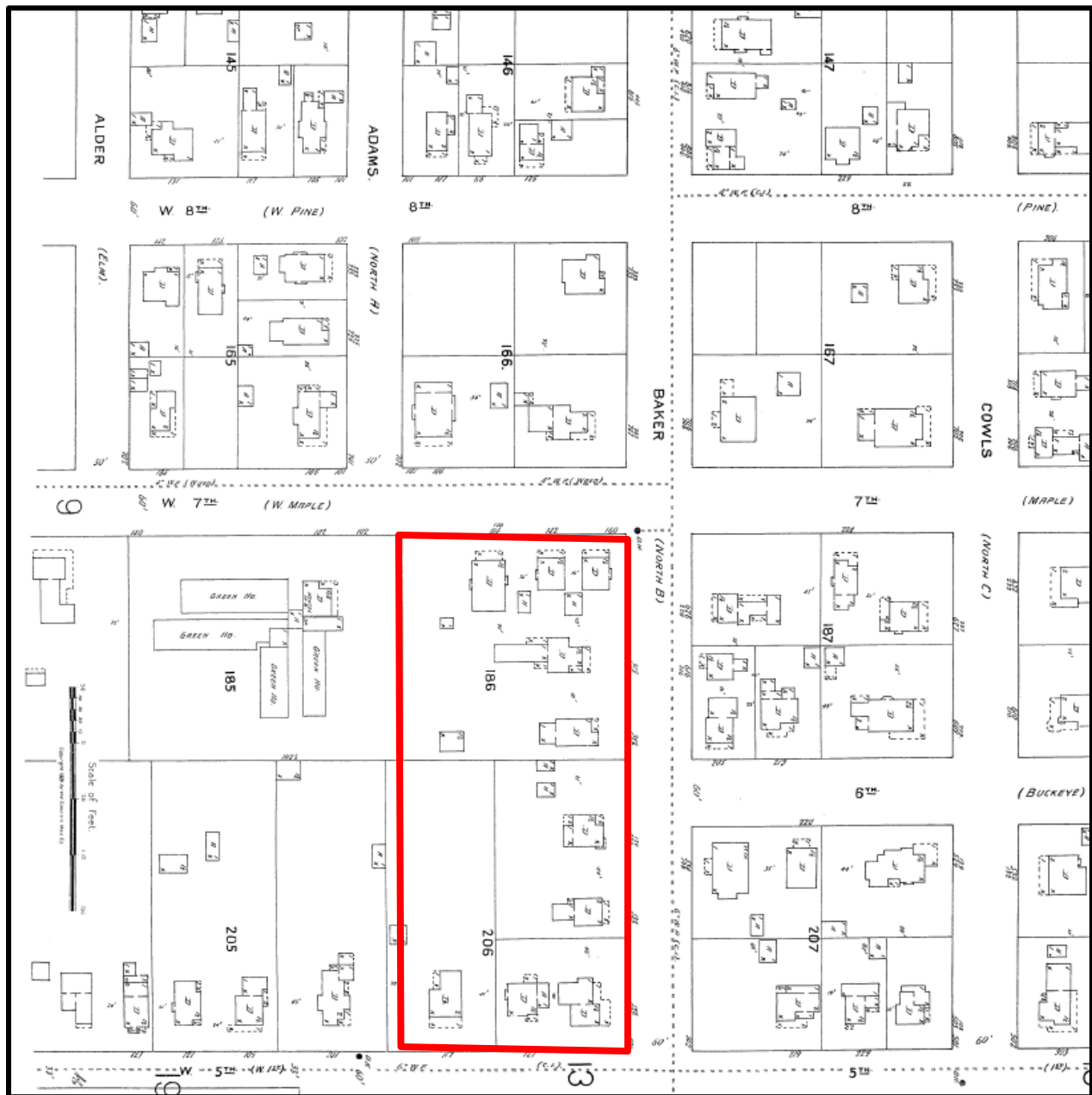
As discussed above, staff would still argue that the redevelopment to the south could occur without the inclusion of the property on which the historic resource in question sits, but it would potentially redevelop differently than the property owner currently proposes. However, the Historic Landmarks Committee should decide whether the historic resource is found to be a deterrent to the improvement program described by the applicant.

- (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 rehabilitated is not economically feasible. The applicant has also now provided two cost estimates for the renovation of the structure, which are estimated at between \$467,880 and \$575,000. The applicant is arguing that those costs "would result in a significant financial hardship to the Applicant". Therefore, the Historic Landmarks Committee needs to determine whether the public benefit in the retention of the existing structure outweighs the financial hardship that could occur to the owner in the preservation of the historic resource.

As described in more detail above, the historic resource does still retain much of the overall architectural form and historic detailing that existed at the time the structure was listed on the Historic Resources Inventory. Also, the historic resource in question is located in an area that was originally constructed with other residential homes of a particular architectural form and character. The two properties immediately to the west of the subject historic resource, at 142 NE 7th Street and 114 NE 7th Street, are also listed as contributory historic resources on the Historic Resources Inventory (resource numbers C331 and C328, respectively). These historic resources were constructed in the same time period, with the property immediately adjacent to the west, at 142 NE 7th Street, first being shown on the Sanborn maps in 1928, the same year that the historic resource in question was shown. The structure immediately adjacent to the west was also constructed in almost the exact same architectural form as the historic resource proposed to be demolished, with a full-width front porch under an extended roof, pillars supporting each end of the front porch, a front dormer with shed roof and three windows, and a back dormer that is flush with the first story wall. This row of three bungalows with Craftsman architectural form and features, all of which are listed on the Historic Resources Inventory, creates a continuity of historic resources in an area that is void of many other buildings with historic character. From the 1928 Sanborn map, the block that the historic resource in question is located on appears to have previously contained more structures of a similar size as the remaining historic resources on the south side of NE 7th Street.

The 1928 Sanborn map can be seen below (outline of the block in question is approximate):



Photos of these historic resources are provided below:



Staff believes that this continuity of existing historic resources does create a public interest in the preservation of the historic resource in question at the current location at 180 NE 7th Street. However, the applicant has proposed to make available the funds that the applicant would otherwise spend on

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demolition of the resource (\$10,000) to someone that would be interested in moving the resource and renovating the structure. This would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have the costs of moving the structure covered by the applicant. This would not only test whether the renovation of the structure is economically reasonable and whether the public finds value and significance in the resource to warrant the renovation (as discussed in regards to other review criteria above), it would also preserve the structure itself.

Maintaining the structure and the resource, albeit in another location, would preserve some level of public interest by retaining the historic resource. This would not contribute to the continuity of existing historic resources in the immediate area, but would at least preserve the resource for future use and would serve the public interest in the retention of the resource. The Historic Landmarks Committee could find that, if other criteria are satisfied by the request, that the public interest would be benefited if the resource could be moved, renovated, and preserved, and that if those actions did not occur, that the public interest did not outweigh the applicant's financial hardship in retention of the resource. Alternatively, the Historic Landmarks Committee could find that there is a public interest in the preservation of the historic resource at its current location, given its contribution to the historic character of the immediate area.

- (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 various arguments for the demolition of the historic resource, as described in the description of the other review criteria above and in the applicant's narrative.

To provide a finding for this review criteria, the Historic Landmarks Committee must determine whether the retention of the historic resource would be in the best interests of a majority of the citizens of the City of McMinnville. 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. As stated in more detail above, staff believes that the existing historic resource still retains much of the architectural form and historical details that originally resulted in the structure being listed on the Historic Resources Inventory. With reinvestment in the property, the physical condition of the structure can be improved, which would also remove any question of the structure posing a safety hazard. Also, staff noted above that if those improvements occurred, the retention of the historic resource would continue to contribute to the historic character of the street and block that the historic resource is located on.

However, the applicant has requested that the demolition be approved, in summary, primarily based on the physical condition of the historic resource, the economic feasibility of the proposed renovation, the financial hardship that would be incurred by the resource's retention, that the retention of the resource would be a deterrent to an improvement program, and that the deteriorated condition of the structure has created a safety hazard. The applicant has also proposed a means by which to test that the demolition review criteria related to reasonability, economic use, value, and significance are satisfied. This proposal would also provide a means for the resource to potentially be moved and retained. Specifically, the applicant is proposing to make available the funds that the applicant would otherwise spend on demolition of the resource (\$10,000) to someone that would be interested in moving the resource and renovating the structure. This would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have the costs of moving the structure covered by the applicant. If this proposal resulted in the moving and retention of the resource, some public interest would be served in the retention of the resource.

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.
- 4) **CONTINUE** the application to a future Historic Landmarks Committee to allow for more information to be provided by the applicant. If continued, the continuation must be date specific.

Recommendation/Suggested Motion:

Again, in reviewing a request for a demolition of a historic landmark, the Historic Landmarks Committee must base its decision on the criteria described in Section 17.65.050(B) of the McMinnville City Code, and as reviewed in the staff report above. **It is important to note again that the proposal is not required to satisfy every one of the review criteria, but that the Historic Landmarks Committee must base its decision on the multiple review criteria. This requires the Historic Landmarks Committee to determine whether each criteria is met, and then weigh those findings against any criteria that are found not to be met.**

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

If the Historic Landmarks Committee agrees with the applicant's arguments and findings in Sections 17.65.050(B)(2), 17.65.050(B)(3), 17.65.050(B)(4), 17.65.050(B)(6), and 17.65.050(B)(7), staff recommends that the demolition request be approved with conditions. If the Historic Landmarks Committee does decide to approve the request for the demolition of the historic resource, staff is suggesting that a reasonable timeframe be provided by the applicant to offer the resource for moving. A previous precedent for this timeframe on other demolition approvals has been 120 days. However, that specific timeframe is no longer in the code. Given the complexity that the future owner of the structure may have in locating a lot or property to move the structure to, staff is suggesting that the 120 day timeframe be required.

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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" advertising that for a period of not less than 120 days, the subject structure will be available for relocation. The applicant will place such notice in a minimum of two editions of the "News-Register". During the 120-day period following the required advertising, the applicant shall also place a posted notice on both right-of-ways adjacent to the property noticing the offering of structure for relocation. Evidence of the advertisement and the property posting shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.
- 2) That the issuance of the demolition permit shall be delayed for 120 days from the first day of advertising the subject structure for relocation.
- 3) That, as proposed by the applicant in the supplement to the application submitted on November 14, 2018, the applicant shall make available for the party that may complete the relocation project the dollars the applicant would otherwise expend for the demolition of the resource. As further proposed in the supplement to the application, the amount made available shall be \$10,000, which is based on the cost estimates provided in the Certificate of Approval application. The terms of the removal agreement shall be subject to review by the Planning Director or their designee.
- 4) That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

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

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

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

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

Suggested Motion:

If the Historic Landmarks Committee decides to approve the request with the conditions suggested by staff, the following motion could be made:

THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS PROVIDED IN THE DECISION DOCUMENT, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7th STREET (RESOURCE C334) WITH CONDITIONS RELATED TO PROVIDING OPPORTUNITY TO MOVE THE HISTORIC RESOURCE AND THE OFFERING OF FUNDS AS PROPOSED BY THE APPLICANT TO ASSIST IN THAT MOVING PROCESS.

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 DENIES THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7th STREET (RESOURCE C334).

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 9-18

Date Received 9-5-18

Fee Ø

Receipt No. -

Received by SP

Certificate of Approval (Demolition, Moving or New Construction)

Applicant Information

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

Applicant Name Harold Washington Phone 503-472-2576

Contact Name _____ Phone 971-237-3730
(If different than above)

Address 19191 SW Peavine Rd.

City, State, Zip McMinnville, OR 97128

Contact Email Harold@onlinemac.com

Property Owner Information

Property Owner Name Same as Above 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 180 NE 7th St. McMinnville OR 97128

Assessor Map No. R4 4420 -AD00 -100 Total Site Area 3642 sq ft

Subdivision Baker and Martin Block 13 Lot 1

Comprehensive Plan Designation _____ Zoning Designation C-3 General Commercial

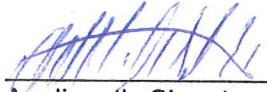
1. What is the classification of the historic building? Unknown C334
2. Architect Name NA Phone _____
(Engineer or Other Designer)
Contact Name _____ Phone _____
Address _____
City, State, Zip _____
Contact Email _____
3. Contractor Name Washington Roofing Company Phone 503-472-7663
Contact Name Harold Washington, Virginia Carlson Phone _____
Address 1700 SW Hwy 18
City, State, Zip McMinnville, OR 97128
Contact Email harold@onlinemac.com
4. The existing use of the property. Vacant-rental
5. The intended use of the property. _____
6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).
Redevelopment and safety for the community.

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 Harold Washington

9-5-2018
Date


Property Owner's Signature
Schoko Properties, Inc.
Harold Washington

9-5-2018
Date

RECEIVED

SEP 18 2018

Chuck Darnell
McMinnville Planning Department, Docket # HL 9-18

COMMUNITY DEVELOPMENT
CENTER

This narrative pertains to the following property:
180 NE 7th Street, McMinnville OR 97128 Tax Lot #:R4420AD00100

There is no current economic use of the property as it exists today due to the current deterioration of the building as it stands. This building, originally a family residence, is a house that sits on the corner of 7th and Baker Streets. In the past, it was also multi-business offices i.e.: barber shop, coin dealer, massage therapist's practice, non-profit office and various other business office space. All of the former have vacated due to the condition of the building.

According to current "Setback Requirements" from City of McMinnville Planning Department, a replacement would not be allowed on this property as the current lot does not measure at least 5,000 square feet. The economic costs to repair and preserve the structure are provided on a separate estimate sheet. We propose to remove the existing structure and provide: approved landscaping, additional off street parking and a safer entry/exit for the site address 609 NE Baker Str. directly to the south. There is new construction proposed for 609 NE Baker Str. already in progress. In doing so, this will add to the City's downtown business appeal as well as additional property tax income as it will enhance the new construction site's entrance and exit.

This site and structure has never been listed as a public building, i.e., City Hall or County Offices, Fire Department, Mayor's Residence, Police Department, Post Office or School. Having spoken with the previous owner, Mr. Cohen, he was never informed that this house is listed as a Historical Resource. As per the "Warranty Deed" dating December 20, 1996, of the sale of property from Delford M. Smith to Cohen & Cohen, LLC, there is nothing stating that this site/structure is listed as a Historical Resource. In the title report prepared by Ticor Title for the sale from Cohen & Cohen, LLC to Schoko Properties, LLC, there is no statement declaring that this site/structure is listed as a Historical Resource. As informed by the City Planning Department this resource is NOT listed on the National Registry of Yamhill County. Retention of this resource will be a hardship due to the amount & cost of repairs in order to bring this building up to ADA and City codes for business use. In order to bring it up to code as a residence, the same issue appears as well as the fact that the original family kitchen and bath(s) have been removed. Its physical condition including additions and modifications are a safety hazard as these elements are separating from the original structure.

The interior of this "one and a half story bungalow" has been remodeled and does not correctly display the original historic features that this structure was originally intended for: single family dwelling. The exterior of the building has not been properly maintained and added onto several times to accommodate the previous owners and uses of this house. Its current historical significance has been diminished by the numerous renovations, however, there are still displays of historic architectural features as described on the C334 inventory sheet. For example: The red brick steps to a full-width porch still exists, however there are wooden handrails inside the low railing on either side of the steps. The two boxed pillars are not the original pillars. The original pillars were round, plywood has been added to "box" the pillars in and currently one of the pillars is failing. The beveled siding is still in place, albeit, severely rotting in numerous places. I expect that the roof has been replaced at least one or two times during its life and is not replaced by the original roofing materials. The roof brackets are not technically roof brackets and do not pertain to the roof. They are installed gussets to give support to the roof barge. There are no exposed rafters the dormers have an open soffit. On the east side, an entrance was dug to the basement and a concrete walk installed which is not original or historically correct. The most economical way to preserve this building is by means of photography, measured drawings or removing and saving the woodwork for display that is deemed historical. Due to the fact that this house has never been publicized on the National Registry, or has not been shown on any of the City's tours of homes, I believe that the public's interest will be better served by adding new business(s) to our downtown core as well as those business(s) adding additional employment therefore adding additional productive tax paying citizens and a higher property tax base for the two properties also resulting in additional taxes paid to the City of McMinnville.

I determined that demolition would be the most cost effective solution from previous building projects I have been involved in. This house is not easily repaired due to the unknown amount and cost of retrofitting that will be required to bring all aspects up to current codes. In my 40 years experience as a roofing and general contractor, I have built and remodeled several homes and buildings for local businesses. In that process, I have received two beautification awards from the McMinnville Downtown Assoc. and much experience. In 1999, I purchased a house on Lafayette Avenue, currently where the business, Pacific Reflex Signs is located. That house being 10 - 15 years younger than 180 NE 7th St., was structurally more sound, yet I was granted permission to demolish it and built it into a positive economic value and a producer of higher property tax income for our City. When I remodeled the property at 105 NE Fourth Street, formerly Ticor Title and currently a law office, the main structure, although, built from different materials was better maintained and therefore did not need to be demolished. However, after tearing into the building, it was discovered that more needed to be repaired. I expect this to be a similar situation. This house being stick frame, there will most likely be dry rot not easily seen until the project gets torn apart. There are too many signs that indicate that there are many places where problems exist. There are drainage issues causing mold in the basement, dry rot throughout, electrical code violations, interior and exterior structural separation, and ceiling and interior wall water stains. See attached photos,

To address your specific questions and requirements:

17.65.050(B)(1)

A. We are improving the property values of this property through the demolition of this building and the adjacent ten-plex structure in order to develop the new multi-tenant building and parking lot, which has been submitted for review.

B. This building is not a unique structure and is only listed as a "contributory" resource and the adjacent home is a mirror duplicate and has been preserved as a single family residence as it was originally designed for.

C. This building has been modified into a multi-use building and no longer represents its original historical attraction. Please refer to our narrative.

D. The building has been long over-due for extensive repairs and is not viable for curb appeal. See attached repair and replacement cost estimates and narrative provided.

E. This building is a burden to us as owners and the City both monetarily and with regard to security, safety and economy. We have had to call the police to remove transients numerous times. The adjacent neighbor has tried to sell their home and has lost several offers. Prospective buyers have turned away due to the condition of this property. They have also called the police to remove transients.

The only economic use of this Historical Resource as it exists today is the fact that it creates a minimal amount of tax income. See attached narrative and attached estimates for repair and replacement.

17.65.050(B)(2)

The Historic Resource that you have deemed "Contributory" (not Significant or Distinctive) cannot be reasonably preserved or renovated. We've compiled two qualified budgets, one for repair and one for replacement. The one for replacement is more cost effective.

(B)(3) This Resource is considered Contributory and is not within the downtown core boundary. See attached map and narrative.

(B)(4) For the physical condition of this Historical Resource please refer to attached photo description documenting the existing conditions.

(B)(5) Our insurance company will not insure this building except for liability. See attached PayneWest letter. There are no occupants, the building is vacant. Please refer to the narrative as to why this resource constitutes a hazard.

(B)(6) We do not believe there is any benefit to the City in preserving this Historical Resource. We would consider that the proposed new multi-tenant building is a substantial benefit to the City and its citizens, which will foster civic pride in beauty and noble accomplishments for our future.

(B)(7) The retention of this Historical Resource is a hardship because it is A: not economically feasible to rehabilitate this building, see narrative. B: It is a detraction to the neighborhood.

(B)(8) We believe the original 1980 "Survey and Photo" is the best alternative means to preserve this Historic Resource as this is the most accurate representation captured. Since then there has been numerous alterations. This building is a liability to the City, its Citizens and the McM PD.

This Historical Resource has lost the quality for which it was originally recognized for.

As for the mold situation, approximately 35% of the structure is affected. The majority being in the basement area, the solution of this situation would be to sub-excavate the entire basement

and install new drainage around the perimeter and then waterproof. See attached cost estimate and detailed photos.

If we were forced to maintain this structure, it would be an undue hardship to renovate the existing structure as the cost of renovation would be approximately 60% greater than a complete replacement.

Documentation of the deterioration and structural hazard was determined by myself and my 40 years of experience. See attached narrative. Along with the uninsurable status of this building qualified by PayneWest Insurance. Please review the analysis of costs to repair the Historical Resource. We propose neither repair or replacement as both are an undue hardship.

As stated in the narrative current "Setback Requirements" from the City of McMinnville Planning Department will not be allowed on this property as the current lot does not measure at least 5,000 square feet required for new construction in this area.

In conclusion, we propose neither repair or replacement of this building.

Landmark Committee's Criteria:

The City's policies (Historic) are to make McMinnville a better place now as well as the future and to remember the past. It is not to stop progress in making our community better.

When moving forward, it is nice to maintain what we have to continue to add value to our community. Do we have a method in which to help home owners maintain these prospective historical resources since they are assets to our community? Too often they have been so modified they no longer maintain the history they once portrayed.

The economic use of this proposed historical resource has not been consistent in the past and does no longer meet any perpetuating history. Therefore, the value of the resource is highly diminished.

The site is not large enough to preserve or accommodate its present zoning. The current physical condition of this resource has deteriorated to almost beyond repair. It has become a structural hazard to fire, life and safety. One of the largest factors, is the amount of mold that has built up in the facility. There has been enough structural change that was not done under permits and in order to begin a renovation process, the main portion of the structure would need to be removed.

There is no benefit in preserving this resource for public interest since it has been allowed to deteriorate to this level and due to the fact that there is no public classification of this building.

Retention of this resource would be cost prohibitive. In estimated costs of this replacement, the amount is in excess of \$300,000.00 if at all possible. The cost of the land, was \$200,000.00 as of January 1, 2018. Total costs of this project would exceed \$500,000.00.

To preserve this resource through photography would be mute because of the fact of so many different additions, renovations and tried improvements, it does not even come close to a historical rendition of the original single family dwelling it was built for.

Proposed project:

- A. To remove existing structure, and replace with an approved parking lot and landscaping.
- B. This will allow for safety and additional parking.
- C. There is no current economic use of this resource due to the lack of ability to use these premises safely. According to current setback requirements a replacement would not be allowed.
- D. There is no current value to this resource because it no longer a credible historical asset.
- E. These premises can no longer be safely occupied. This project will add additional parking for safer entry and exit of the property.
- F. This resource constitutes a hazard as there are many code violations and safety issues.
- G. The proposed parking lot will add value and safety to the proposed commercial building at 609 NE Baker Street and the public that visit it. Retaining this building devalues the surrounding properties.
- H. There is no current or future value for the citizens of our community for the retention of this building.

**Applicant's Supplement to his Application
For HL 9-18-Certificate of Approval for
Demolition - 180 NE 7th Street, McMinnville**

Applicant, Harold Washington, submits the following additional narrative in support of his application for a Certificate of Approval for the demolition of the structure located at 180 NE 7th Street, McMinnville, Oregon. Applicant wishes to clarify that he is applying on behalf of Schoko Properties, LLC and Urban Mark, LLC.

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

As stated in the Application, the structure has no current economic use. A major renovation would be required in order for the structure to have a current economic use.

Applicant provided the City with a cost estimate of approximately \$510,000 for such renovation. The estimate is from an unrelated independent third party as Washington Roofing is a company no longer owned by Applicant. In addition, Application herewith submits a second renovation estimate. (See attached estimate.) This one from Weeks Construction, Inc., a company in which Applicant also has no interest. After deducting line item #3 of \$9,000 for Demolition, Haul Off and Disposal, this estimate is in the sum of \$458,880.00 to bring the resource to its prior commercial use code standard.

For many years the structure has been in commercial use. Applicant purchased the property less than a year ago for \$200,000. (See attached Statutory Warranty Deed.) If an additional approximately \$450,000 were spent on rehabilitation, the total cost to applicant would be approximately \$650,000 for a structure with less than 1,000 square feet of useable main floor space. All of this to preserve a third tier resource. Applicant submits this is an action that is beyond what a reasonable person would take for the preservation of such a resource.

Criteria B3. The value and significance of the historic resource.

Staff makes the point that the house next door to the west of this house was constructed in almost the same architectural form. (See p 16 of Staff Report.) While this on the one hand may create a continuity of historic resources in the area (one of 3), its loss will still leave remaining a "twin" which is in very good condition. If the Committee were to choose the alternative of offering the subject house to the public for movement to another site, the subject house may continue as a renovated resource at another location. If renovation meets the reasonableness standard, that is someone deems the resource to be of a value and significance as to merit its preservation at another site, then the resource may be preserved by a third party. If no third party is willing to move and rehabilitate the resource, the Committee could conclude the resource does not meet this test. See Applicant's proposal under Criteria B8 on p 4 hereof to enhance such an opportunity to a third party.

Criteria B4. The physical condition of the historic resource.

Applicant and staff both concur that the physical condition of the resource is poor. See the Application and pp 14 and 15 of the Staff Report.

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

The Staff Report suggests that the resource doesn't currently constitute a hazard as there are no occupants. Applicant suggests this begs the issue. The criteria is, does the resource constitute a hazard to the public if it were to be occupied as it currently exists. Applicant believes it has by photos and description shown that the interior is not occupiable as it currently exists. The Staff Report acknowledges that there appears to be mold in many areas of the basement and potential water damage in some of the walls and ceilings. (See Staff Report pp 14 and 15.)

Staff concludes "It is likely that the interior of the building would require a complete remodel with the removal and replacement of much of the building material and finishes ..." (See first beginning paragraph on p 15 of the Staff Report.)

Applicant believes no landlord would allow anyone to occupy a structure with a mold condition or when the interior is in need of a complete remodel. Applicant has previously submitted for the record a letter from Payne West Insurance as to the uninsurability of the resource.

Criteria B6. 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.

Staff, in its consideration of this criteria at the top of page 16 of the Staff Report says: "The historic resource in question is not a deterrent to an improvement program, so this criteria is not applicable." Applicant responds that the resource involved is important to an improvement program for the access to NE 7th Street and the additional parking it provides. It is a critical component to Applicant's \$4 million development.

Staff, in the last sentence of the first full paragraph on page 10 of its Report states: "The Historic Landmarks Committee must consider the economic use of only the historic resource in question at 180 NE 7th Street." Applicant doesn't agree that the Committee can't consider the impacts of its decision on Applicant's multi-million dollar office complex renewal project. Criteria B6 deals with an *improvement program of substantial benefit to the City*. Nowhere does it say in Criteria B6 that the improvement program must be located solely on the resource property. In fact, the more other areas that are benefited by the improvement program, the more benefit there is to the City.

Applicant's improvement program will provide substantial benefits to the City as follows:

- a) It will allow a portion of the project traffic to exit onto a "side" street, i.e., NE 7th Street, which will allow disbursement of traffic onto either NE Adams or NE

Baker Streets rather than all onto NE Baker Street. In the future, this will be even more significant as the traffic load on NE Adams and NE Baker Streets increases.

- b) The City will, as a direct result of Applicant's approximately \$4 million improvement program, receive increased annual tax revenue for the City's urban renewal district, of perhaps \$25,000 per annum depending on the project's ultimate valuation.
- c) The City is currently facing a shortage of available retail space. Applicant's improvement program includes 16,000 square feet of space approximately one-half of which is spoken for. Applicant is finding that much of the demand is from new businesses. Conversation is ongoing for much of the remaining development.
- d) The area to be occupied by Applicant's improvement program includes unattractive unimproved lots and a rundown vacant stucco apartment complex which will be razed as a part of the urban renewal improvement program.
- e) The City will gain an attractive commercial development in a location that is now a significant, highly visible but unattractive area. Consider, for example, the redevelopment of the adjacent MACK building.

Applicant believes all of these factors combine to override the public's interest in the preservation of a third tier historic resource in poor condition.

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

Applicant has provided two third party estimates for the restoration of the historic resource which are attached. The total of all costs to Applicant to accomplish this restoration plus the purchase price of the property is approximately \$650,000. Clearly, far in excess of the value of the resource when restored. Such cost would result in a significant financial hardship to the Applicant.

The City's Ordinance No. 5034, Chapter 17.65.050B.6 regarding Historic Preservation does give the Historic Landmarks Committee some direction when you consider the formula to measure financial hardship to the owner versus the public's interest in the resource's preservation. Applicant suggests, the Committee is entitled to look at Section 17.65.050 in its entirety for guidance in making this determination.

Section 17.65.050D provides:

If the structure for which a demolition permit request has been filed has been damaged in excess of seventy percent (70%) of its assessed value due to fire, flood, wind, or other natural disasters, the Planning Director

may approve the application without processing the request through the Historic Landmarks Committee.

The legal import of Section .050D is that the City Council has predetermined that the measure of financial hardship versus benefit ratio has been met at seventy percent (70%) when the damage is the result of fire, flood, wind or other natural disasters unless the Planning Director determines to forward the request to the Historic Landmarks Committee.

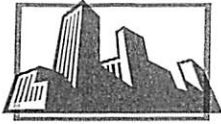
Clearly, if the damage were to the Newby House or the Cozine House, the request would be referred by the Planning Director to the Committee. But, the City Council is saying demolition at a cost ratio as low as seventy percent (70%) is deemed reasonable.

In this application, the cost ratio not only exceeds seventy percent (70%), but is far in excess of one hundred percent (100%). The Committee would certainly be within the range deemed reasonable by the City Council.

Please remember that Applicant is not responsible for the degeneration of the resource to its current poor condition. Applicant is not willing to incur a significant financial hardship, i.e., restoring a resource at a cost far in excess of its resulting value. Finally, it is not reasonable to expect an Applicant to incur such a loss, the result of which will be to prevent Applicant's improvement program from going forward.

Criteria B8. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

Applicant believes it has met the requirements for the issuance of a demolition permit. If the Committee determines to approve the demolition application, Applicant will cooperate in the salvage of historic features. If the Committee further determines that a condition to the approval of Applicant's demolition application is that the historic resource be first offered to the public for location to another site, Applicant is willing to make available for the relocation project the dollars Applicant would otherwise expend for the demolition of the resource. The result would be to give the Committee the opportunity to test public interest for the historic resource. Under this approach, the cost for the preservation of the historic resource would be for a lot and the cost of renovation of the resource. The moving expense would be reduced or eliminated by the \$10,000 demolition cost contributed by Applicant. Applicant makes this proposal subject to agreement between Applicant and the City as to the time and terms of the removal agreement.



Weeks Construction, Inc
PO Box 87
Dayton, Oregon 97114
CCB #159115
Office: 503-435-2040
Fax: 503-474-9312
Cell: 503-550-3136
Email: wci@onlinemac.com

Estimate

Estimate No: 999
Date: 10/16/2018

Bill To:

Schoko Properties, LLC.
180 NE 7th Street (project address)
McMinnville, OR 97128

Code	Description	Qty/Hours	Rate	Amount
	The following is a cost estimate for the demolition and replacement of the existing structure located at 180 NE 7th Street in McMinnville. We recommend complete demolition due to excessive water damage, mold and material decay due to improper construction methods and neglected maintenance by previous owners of this property. The cost to repair this structure in lieu of complete demolition would be an additional 100K above this estimate.			
1	Permits	1.00	\$15,000.00	\$15,000.00
2	Plans and Engineering	1.00	\$10,000.00	\$10,000.00
3	Demolition, Haul off and disposal	1.00	\$9,000.00	\$9,000.00
4	Site Prep	1.00	\$5,500.00	\$5,500.00
5	Foundation and Slab	1.00	\$24,500.00	\$24,500.00
6	Waterproofing	1.00	\$4,500.00	\$4,500.00
7	Foundation Drains and Rain Drains includes drain rock	1.00	\$7,000.00	\$7,000.00
8	Utilities	1.00	\$4,000.00	\$4,000.00
9	Backfill and Rough Grade	1.00	\$2,500.00	\$2,500.00
10	Framing Material	1.00	\$22,000.00	\$22,000.00
11	Roof Trusses	1.00	\$7,000.00	\$7,000.00
12	Framing Labor	1.00	\$24,000.00	\$24,000.00
13	Roofing	1.00	\$9,000.00	\$9,000.00
14	Gutters and Downspouts	1.00	\$1,400.00	\$1,400.00
15	Windows	1.00	\$10,000.00	\$10,000.00
16	Exterior Doors	1.00	\$4,000.00	\$4,000.00
17	Plumbing	1.00	\$28,000.00	\$28,000.00
18	Plumbing Fixtures	1.00	\$7,000.00	\$7,000.00
19	HVAC	1.00	\$17,500.00	\$17,500.00
20	Electrical	1.00	\$26,000.00	\$26,000.00
21	Light Fixtures	1.00	\$5,000.00	\$5,000.00
22	Concrete Flatwork	1.00	\$11,500.00	\$11,500.00
23	Masonry	1.00	\$8,000.00	\$8,000.00
24	Siding and Porch Material	1.00	\$18,000.00	\$18,000.00
25	Siding and Porch Labor	1.00	\$14,000.00	\$14,000.00

Code	Description	Qty/Hours	Rate	Amount
26	Exterior Painting	1.00	\$6,500.00	\$6,500.00
27	Insulation	1.00	\$9,000.00	\$9,000.00
28	Drywall	1.00	\$16,000.00	\$16,000.00
29	Interior Painting - walls and ceilings	1.00	\$6,000.00	\$6,000.00
30	Cabinetry/Casework	1.00	\$10,000.00	\$10,000.00
31	Countertops	1.00	\$2,500.00	\$2,500.00
32	Vinyl Flooring - includes plywood underlayment	1.00	\$4,500.00	\$4,500.00
33	Interior Millwork and Doors	1.00	\$18,000.00	\$18,000.00
34	Finish Carpentry Labor	1.00	\$7,500.00	\$7,500.00
35	Staining/Painting Interior Millwork and Doors	1.00	\$10,000.00	\$10,000.00
36	Hardware	1.00	\$3,000.00	\$3,000.00
37	Construction Cleanup and Dump Fees	1.00	\$1,500.00	\$1,500.00
38	Surface Protection	1.00	\$1,000.00	\$1,000.00
39	Overhead (10%)	389900.00	\$0.10	\$38,990.00
40	Profit (10%)	389900.00	\$0.10	\$38,990.00
	Additional costs may be incurred once construction begins due to unforeseen site conditions. Contractor will seek Owner approval for all additional work deemed necessary.			

We appreciate the opportunity to work with you

Total \$467,880.00

RECORDING REQUESTED BY:



105 NE 4th St
McMinnville, OR 97128

AFTER RECORDING RETURN TO:

Order No.: 471818068006-KD
Harold Washington
Schoko Properties, LLC
19191 SW Peavine Road
McMinnville, OR 97128

SEND TAX STATEMENTS TO:

Schoko Properties, LLC
19191 SW Peavine Road
McMinnville, OR 97128

APN: 149716

Map: R4420AD00100

Yamhill County Official Records		201800306
DMR-DDMR	01/05/2018 03:14:02 PM	
Stn=3 SUTTONS		
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	\$46.00	
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cohen & Cohen, Limited Liability Company, an Oregon limited liability company, which acquired title as Cohen & Cohen, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Schoko Properties, LLC, an Oregon limited liability company and Urban Mark, LLC, an Oregon limited liability company, each to an undivided 50% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

PARCEL 1:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Block 13 of BAKER and MARTIN'S ADDITION to the City of McMinnville in Yamhill County, Oregon, as the same appears and is designated on the recorded plat of said Addition to said City and running thence West on the Northern boundary line of said Block, a distance of 42.83 feet, more or less to the Northeast corner of that tract conveyed to Alfred W. Olund et ux., by Deed recorded June 3, 1954 in Book 173, Page 414, Deed Records; thence South on the Olund East line, a distance of 75 feet; thence East, a distance of 42.83 feet, more or less, to the Eastern boundary line of said Block; thence North on the Easterly boundary line of said Block, a distance of 75 feet to the Place of Beginning.

PARCEL 2:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point 15 feet North of the Northeast corner of Lot 8 in Block 13, BAKER and MARTIN'S ADDITION to McMinnville, Yamhill County, Oregon; thence North 10 feet; thence West 42.83 feet to the Southeast corner of the Miller lot; thence South 10 feet; thence East 42.83 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 5, 2018

Cohen & Cohen, Limited Liability Company

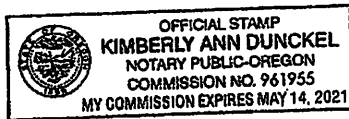
BY: [Signature]
Neil R. Cohen
Managing Member

State of Oregon
County of Yamhill

This instrument was acknowledged before me on January 5, 2018 by Neil R. Cohen, Managing Member of Cohen & Cohen, Limited Liability Company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: May 14, 2021



From: **harold** harold@onlinemac.com
Subject: Fwd: 180 NE 7th Street - McMinnville
Date: September 17, 2018 at 6:37 PM
To: Christine Washington back40@onlinemac.com



Sent from Harold

Begin forwarded message:

From: "Dunckel, Kimberly" <Kim.Dunckel@ticortitle.com>
Date: September 17, 2018 at 4:15:14 PM PDT
To: harold <harold@onlinemac.com>
Subject: 180 NE 7th Street - McMinnville

9/17/2018

To whom it may concern:

In reference to the above property address. We produced a preliminary title report that reflected anything recorded of record. During the search we did not find anything that determined that the property was referenced as a historical structure including searching the Yamhill County Assessors website, which would show any special assessments.

I have 14 years total in title and escrow services. My title officer has over 30 years of title experience.

Please feel free to contact me for further questions.

Sincerely,

Kim Dunckel

For assistance on opening SmartMail – Click the
Blue Link for Job Aids below.

[Help Viewing SmartMail Messages](#)

Please note we have moved!



Kim Dunckel
Senior Escrow Officer
McMinnville Branch Manager
1215 NE Baker Street
McMinnville, OR 97128
t: 503-472-6101
f: 877-334-3008
Kim.Dunckel@ticortitle.com

[HELP Viewing Encrypted Messages](#)



YOUR CFPB READINESS PARTNER
Know Before You Close.



September 18, 2018

To Whom It May Concern
Mcminnville, OR 97128

RE: Property located at 180 NE 7th St, McMinnville, OR 97128

To whom it may concern:

This letter is to confirm that the building located at 180 NE 7th Street, McMinnville, OR 97128, is written with liability coverage only, not structure coverage, through General Star Indemnity Company under policy #IMA323822A. Liability limits are \$1mill per occurrence/\$2mill aggregate. There is no building coverage afforded on this policy due to the non-acceptability of the structure due to underwriting guidelines.

If you have further questions or need additional information, please contact me.

Sincerely,

Nicole N Obrist, CIC, CRIS, CPRIA
PayneWest Insurance
503-565-2227

Tax lot 100

Schoko Properties LLC
180 NE 7th Street
McMinnville, Or 97128

North

Main Floor

2 sinks
1 Toilet

Upper Floor

2 sinks
1 Toilet
1 Bath

Basement

2 sinks
1 Toilet

Basement 59 sq ft

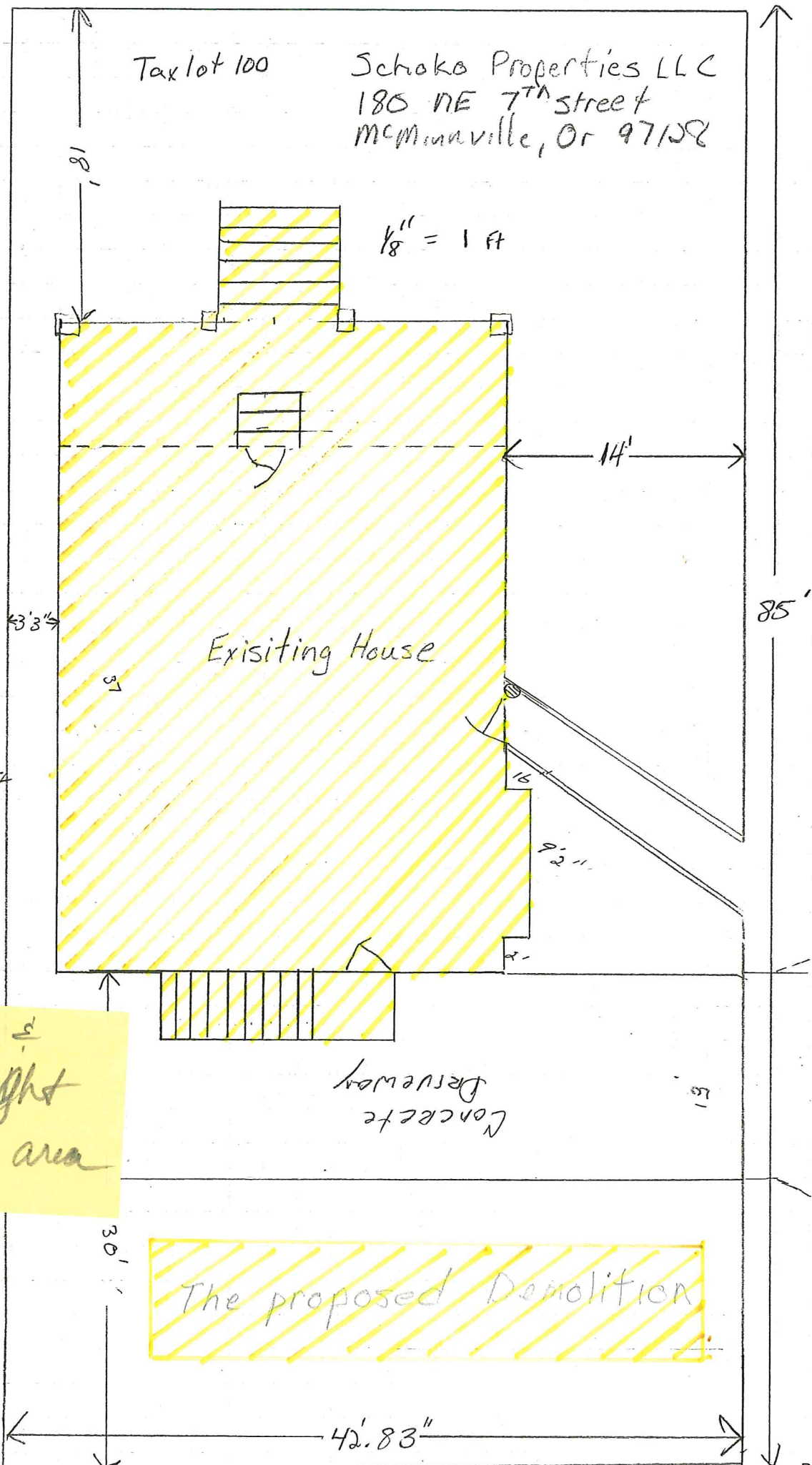
608

Main Floor

696 sq ft

Upper Floor

copy &
highlight
demo area



Tax lot 100

Schoko Properties LLC
180 NE 7th Street
McMinnville, Or 97108

North

Main Floor

2 sinks
1 Toilet

upper Floor

2 sinks
1 Toilet
1 Bath

Basement

2 sinks
1 Toilet

Basement Sq Ft

608

Main Floor

696 sq Ft

upper Floor

650 Sq Ft

Property line

Existing House

1/8" = 1 ft

14'

85'

NE Baker Street

42' 83"



Washington Roofing Company

1700 SW Hwy 18 • McMinnville OR 97128

Phone 503.472.ROOF • Fax 503.472.3394

Licensed & Bonded, CCB#55201

wrc@onlinemac.com

CONTRACT

Proposal & Acceptance

September 5, 2018

Schoko Properites
19191 SW Peavine Rd.
McMinnville, OR 97128

Harold Washington
971-237-3730
Harold@onlinemac.com

Re: 180 NE 7th St. McMinnville

- Deposit/ Progress Billings
- 2 Year Workmanship Warranty

- **We are not responsible for interior debris or movement of interior items**
- Repairs done at \$92.00 per man hour, plus material
- **Not responsible for satellite/antenna alignment or tuning**

INVESTMENT: Budgetary Proposal for 7th St. Remodel

Approximate Cost \$308,950.00

Demolition and Disposal of Existing Structure	\$17,800.00 +/-
¾ Minus Rock / Compact and Wet	\$ 4,300.00 +/-
Foundation Wall and Slab	\$23,650.00 +/-
Concrete Walkways	\$ 7,180.00 +/-
Flatwork Concrete	\$ 3,950.00 +/-
Framing (labor included)	\$49,000.00 +/-
Trusses	\$ 6,200.00 +/-
Building Wrap (includes waterproofing)	\$24,600.00 +/-
Plumbing and Fixtures	\$42,000.00 +/-
Roof System	\$ 8,370.00 +/-
Windows (single hung)	\$ 9,300.00 +/-
Dry Wall Repair and or Replacement	\$18,800.00 +/-
Electrical Repairs with Code Compliant Replacement/Repairs	\$28,000.00 +/-
Interior Finishes	\$17,110.00 +/-
HVAC Replacement	\$16,900.00 +/-
Interior/Exterior Painting	\$12,800.00 +/-
Porch Trim and Repairs	\$ 3,500.00 +/-
Trim	\$ 4,900.00 +/-
Interior Door Fixtures and Doors (door knobs only)	\$ 3,090.00 +/-
Landscaping	\$ 7,500.00 +/-

Notes:

Maintain an OSHA compliant worksite

Budgetary pricing only; does not include unseen structural issues

Does not include the following:

Architectural

Engineering

Soil Testing

Permits

System Development Charges

Defined scope of work for project once due diligence is complete

WE PROPOSE

all material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders and/or verbal consent. This will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays that are beyond our control. The Owner is to carry fire, tornado and other necessary insurance. WRC workers are fully covered by Worker's Compensation Insurance:

Please list bid choice(s) and corresponding price _____ Dollars (\$ _____).

Payment to be made as follows: **ONE HALF OF BID AMOUNT REQUIRED DOWN AT SIGNING OF CONTRACT, BALANCE DUE UPON COMPLETION OF THE JOB.**

Any account not paid in full within 30 days of completion of work and/or billing will be charged a late charge of 1½% per month (18% per annum) from date of completion of work and/or billing until paid.

ACCEPTED the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of acceptance: _____

By: _____

By: _____

Respectfully submitted,
WASHINGTON ROOFING COMPANY

By: _____

This contract may be withdrawn by us if not accepted within 15 days. Washington Roofing Company is entitled to recover its reasonable attorney fees and collection costs incurred in enforcing this agreement, even though no lawsuit is filed. If a lawsuit is filed, the court, including any appellate court, shall set the amount of attorney fees.

Upon acceptance of this contract, your signature will acknowledge receipt of your "Information Notice" & "Consumer Notification"



Washington Roofing Company

1700 SW Hwy 18 • McMinnville OR 97128
Phone 503.472.ROOF • Fax 503.472.3394
Licensed & Bonded, CCB#55201
wrc@onlinemac.com

CONTRACT

Proposal & Acceptance

September 5, 2018

Schoko Properites
19191 SW Peavine Rd.
McMinnville, OR 97128

Harold Washington
971-237-3730
Harold@onlinemac.com

Re: 180 NE 7th St. McMinnville

- Deposit/ Progress Billings
- 2 Year Workmanship Warranty

- **We are not responsible for interior debris or movement of interior items**
- Repairs done at \$92.00 per man hour, plus material
- **Not responsible for satellite/antenna alignment or tuning**

INVESTMENT: Budgetary Proposal for 7th St. Repairs

Approximate Cost \$510,000.00 - \$575,000.00

Shoring - Excavate and expose foundation walls, install shoring	\$16,000.00
Waterproofing - Walls; apply liquid emulsified coating and self-adhering membrane	\$ 6,500.00
Perforated Pipe - install new with fabric and new 1 1/2" round river rock	\$26,000.00
Foundation - Main house foundation repairs (budget could be increased due to unknowns)	\$25,000.00
Concrete - Concrete repairs of flat work and columns at front porch, shore up, remove existing brick at front porch	\$11,000.00
Brick entry - Install new brick to and hand rails to code, remove existing front area deck and install new joist and decking	\$15,500.00
Back Steps - Remove and install new steps per code	\$15,000.00
Siding - Remove and dispose of all siding and window frames	\$ 8,000.00
Siding - Install new Hardie siding and trim, includes wrap	\$41,000.00
Windows - Replace with single hung white frames	\$12,000.00
Subwalls - Repair as necessary, install new shear wall panels to meet code as necessary	\$21,000.00
Paint - Prep exterior building and paint	\$12,800.00
Roof Deck - Remove and dispose of existing roof system, new 1/2" CDX plywood sheathing	\$ 9,500.00
Roof - Install 30 year Architectural Shingles	\$14,500.00
Sump Pump - Install new sump pump and piping to drainage	\$ 3,200.00
Interior - Remove and dispose of existing drywall, lathe and plaster	\$27,000.00
Electrical (excludes fixtures) - Remove and dispose existing electrical. Install new panel, cadet heater, outside lighting, all electrical to meet code	\$48,500.00
Insulation - Install insulation to code	\$18,800.00
Plumbing - Install plumbing and fixtures to code	\$62,000.00
Drywall - Install dry wall	\$24,000.00
Interior Finishes - Remove and install new interior finishes	\$19,500.00
Doors - Remove and install new door and fixtures	\$17,400.00
Interior Paint - Paint using 3 colors	\$ 7,500.00
Flooring - Remove and dispose as necessary, repair and replace as necessary	\$39,500.00
Landscaping - Landscape areas per code	\$ 7,500.00
Concrete Work - Replace current drive and walk way	\$ 8,500.00

Notes:

Repairs are not guaranteed

Maintain an OSHA compliant worksite

Budgetary pricing only; does not include unseen structural issues

Does not include the following:

Architectural

Engineering

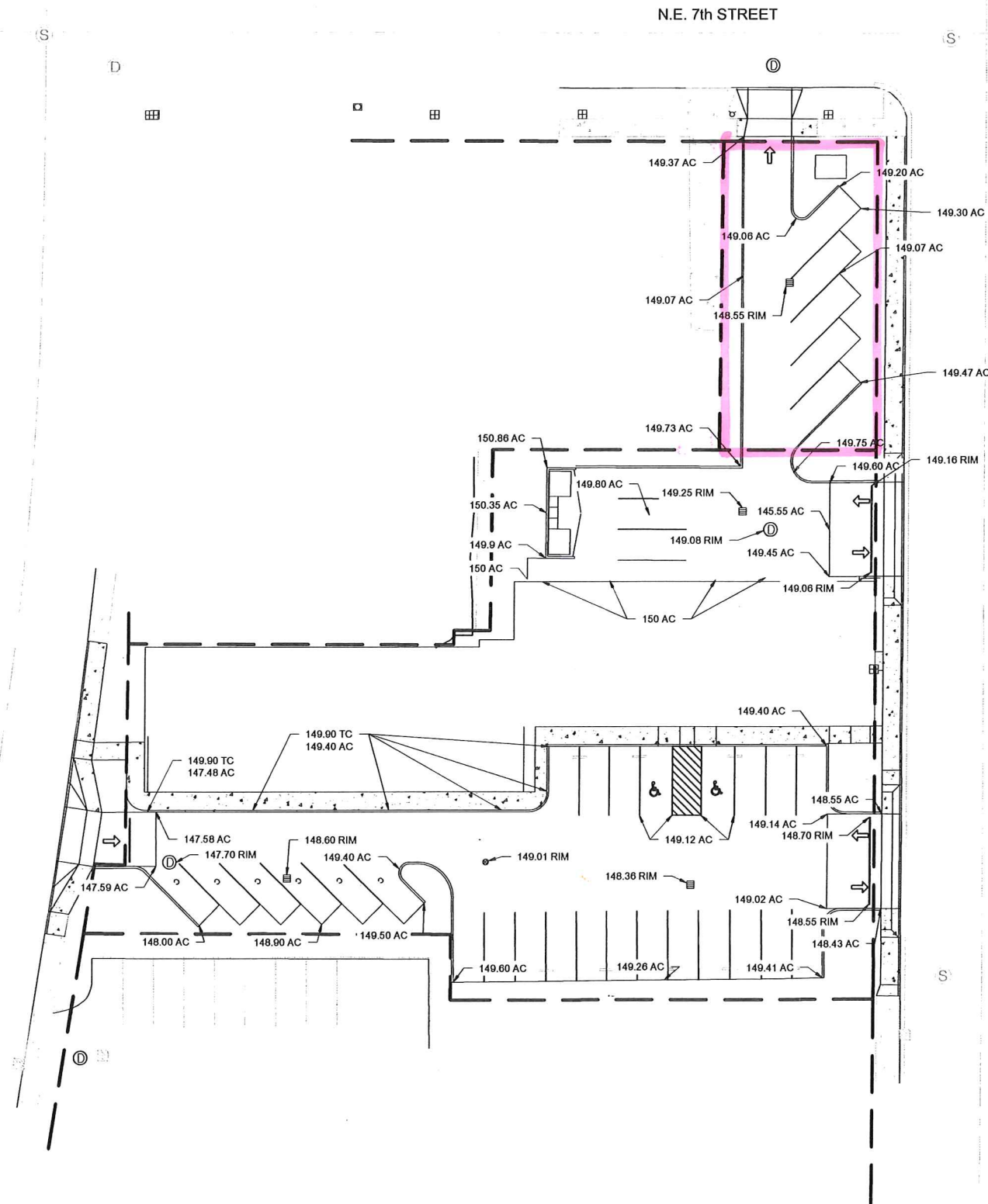
Soil Testing

Permits

System Development Charges

Defined scope of work for project once due diligence is complete

Approximate administrative costs; \$50,000.00



This is the proposed use



H B H
CONSULTING
ENGINEERS

501 E First St.
Newberg, Oregon 97132
503/554-9553 ■ fax 503/537-9554
email: mail@hbh-consulting.com

Designed by: ZH111	Drawn by: KKCS	Checked by: ARC
Layout: GRADING AND SPOT ELEVATIONS		Submittal No: PRELIM
File: L:\2017-0154-Design\DWG\GRADING AND SPOT ELEVATIONS.dwg		

[illegible]

0" 1"
IF THIS LINE IS NOT 1 INCH
SCALE IS NOT AS SHOWN

WASHINGTON ROOFING CO.
1700 SE HIGHWAY 18, MCMINNVILLE, OR 97128

FALCON SUITES, MCMINNVILLE, OR

GRADING AND SPOT
ELEVATIONS

Sheet No.	C-9	9 OF 15
Date	06/27/2018	
2017-015		

City of McMinnville
Yamhill County, Oregon

Site Information

Site Address

180 NE 7th Street

Owner at Time of Survey

Steve Dodds, David Hall, Bob Stephenson

Map/Tax Lot

R4420AD00100

Current Zoning

C-3

**Special Tax
Assessment**

No

**Downtown Historic
District**

No

Subdivision Name

Baker & Martin's

Block

13

Lot

1

Lot Size

3,640.55 sqft

Quadrant

NE

Site Number

5.35

Aerial Number

J-10

**Resource
Classification**

C

**Resource
Number**

334

Historic Significance

Secondary Resource No. 83

Historic Information

Date of Construction

between 1912-28

Early Additions/ Remodels**Builder/Architect**

Unknown

Historic Name**Original Use**

Residence

Common Name**Present Use**

Business/Office

Condition of Structure

Excellent

Comments (at time of Survey)**Building Type**

Residential

Outbuildings

None

Building Style

Bungalow

Stories

1.5

Porch

☒

Basement

☐

Roof Style**Roof Type****Moved**

☐

Demolished

☐

Year/Date**Permit Number(s)****Additions/ Alterations**

Resource Information

Recorded By

Marietta Rankin

Date

5-12-1980

Sources

Sanborn, 1912, p. 7; Sanborn, 1929, p. 10

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

C334

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is under the extending roof. Two boxed pillars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

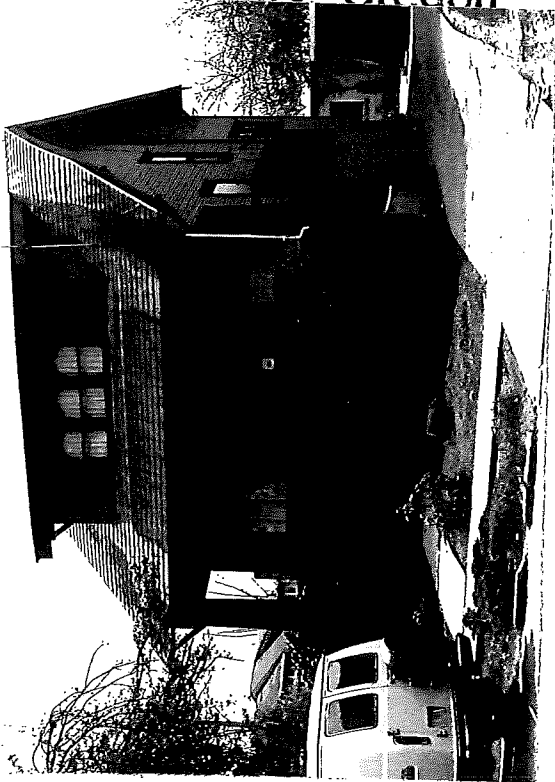
On the east side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice moulding is found on the windows.

Historic Resource No. C334



Original 1980 Survey Photo

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 5.35 Aerial Map J - 10
Block 13 Lot 1
Addition Baker Martin
Tax Lot 4420AD 100
Address 180 E. 7th
Common Name --
Historic Name --
Present Owner Steve Dodds, David Hall
and Bob Stephenson
Present Use "Baker Street Business Office"
Original Use Reisdence
Builder or Architect Unknown
Outbuildings Unknown
Date of Construction Between 1912-1928
-Condition Assessment on Reverse Side-

C334

Statement of historical significance and description of property:

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is unere the extending roof. Two boxed illars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

On the East side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice molding is found on the windows

Secondary Resource No. 83

Condition of structure:

 X A Excellent

 B Good

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

 C Fair

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

 D Poor

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

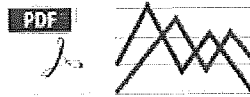
Recorded by Marietta Rankin Date May 12, 1980

Sources Consulted:

Sanborn, 1912, p. 7
" 1928, p. 10

Property Account Summary

8/24/2018



Click image above for more information

Account Number	149716	Property Address	180 NE 7TH ST , MCMINNVILLE, OR 97128
----------------	--------	------------------	---------------------------------------

General Information

Alternate Property #	R4420AD 00100
Property Description	Township 4S Range 4W Section 20 Qtr A QQtr D TaxLot 00100 Lot 1 Block 13 SubdivisionName BAKER AND MARTIN'S SUBDIVISION
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	40.51
Remarks	

Tax Rate

Description	Rate
Total Rate	17.0444

Property Characteristics

Neighborhood	NCO5
Land Class Category	201 Comm Improved
Building Class Category	COM: Commercial Property
Change Property Ratio	Commercial

Related Properties

Split Code 706951 starting 01/01/1957 until 12/23/1996
--

Property Values

Value Type	Tax Year 2017	Tax Year 2016	Tax Year 2015	Tax Year 2014	Tax Year 2013
Assessed Value AVR	\$147,166	\$142,880	\$138,720	\$134,681	
Exempt Value EAR	\$95,658				
Taxable Value TVR	\$51,508	\$142,880	\$138,720	\$134,681	
Real Market Land MKLTL	\$102,587	\$102,587	\$102,587	\$102,587	
Real Market Buildings MKITL	\$101,663	\$101,663	\$97,753	\$95,836	
Real Market Total MKTTL	\$204,250	\$204,250	\$200,340	\$198,423	
M5 Market Land MKLND	\$102,587	\$102,587	\$102,587	\$102,587	
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP	\$101,663	\$101,663	\$97,753	\$95,836	
M50 MAV MAVMK	\$147,166	\$142,880	\$138,720	\$134,681	

Assessed Value Exception					
Market Value Exception					
SA Land (MAVUSe Portion) SAVL					

Active Exemptions

Schools and Child Care (307.145)

Events

Effective Date	Entry Date-Time	Type	Remarks
01/05/2018	01/30/2018 09:02:00	Taxpayer Changed	Property Transfer Filing No.: 251983 01/05/2018 by HENDERSONR
01/05/2018	01/30/2018 09:02:00	Recording Processed	Property Transfer Filing No.: 251983, Warranty Deed, Recording No.: 2018-00306 01/05/2018 by HENDERSONR

Tax Balance

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2017

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
11/16/2017 00:00:00	988342	\$877.92	\$877.92	\$851.58	\$0.00
11/15/2016 00:00:00	848708	\$2,418.65	\$2,418.65	\$2,346.10	
11/13/2015 00:00:00	621864	\$2,359.72	\$2,359.72	\$2,288.93	
11/15/2014 00:00:00	609466	\$2,232.45	\$2,232.45	\$2,165.48	
11/15/2013 00:00:00	335864	\$2,155.74	\$2,155.74	\$2,155.74	

Sales History

Transfer Date	Receipt Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
01/05/2018	01/30/2018	2018-00306	\$200,000.00	251983		S	No
12/23/1996	12/23/1996	1996-20787	\$105,000.00	85141		S	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

RECORDING REQUESTED BY:



105 NE 4th St
McMinnville, OR 97128

AFTER RECORDING RETURN TO:

Order No.: 471818068006-KD
Harold Washington
Schoko Properties, LLC
19191 SW Peavine Road
McMinnville, OR 97128

SEND TAX STATEMENTS TO:

Schoko Properties, LLC
19191 SW Peavine Road
McMinnville, OR 97128

APN: 149716

Map: R4420AD00100

Yamhill County Official Records		201800306
DMR-DDMR	01/05/2018 03:14:02 PM	
Stn=3 SUTTONS		
2Pgs \$10.00 \$11.00 \$5.00 \$20.00	\$46.00	
I, Brian Van Bergen, County Clerk for Yamhill County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.		
Brian Van Bergen - County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cohen & Cohen, Limited Liability Company, an Oregon limited liability company, which acquired title as Cohen & Cohen, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Schoko Properties, LLC, an Oregon limited liability company and Urban Mark, LLC, an Oregon limited liability company, each to an undivided 50% interest, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Yamhill, State of Oregon:

PARCEL 1:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Block 13 of BAKER and MARTIN'S ADDITION to the City of McMinnville in Yamhill County, Oregon, as the same appears and is designated on the recorded plat of said Addition to said City and running thence West on the Northern boundary line of said Block, a distance of 42.83 feet, more or less to the Northeast corner of that tract conveyed to Alfred W. Olund et ux., by Deed recorded June 3, 1954 in Book 173, Page 414, Deed Records; thence South on the Olund East line, a distance of 75 feet; thence East, a distance of 42.83 feet, more or less, to the Eastern boundary line of said Block; thence North on the Easterly boundary line of said Block, a distance of 75 feet to the Place of Beginning.

PARCEL 2:

A tract of land in Section 20, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at a point 15 feet North of the Northeast corner of Lot 8 in Block 13, BAKER and MARTIN'S ADDITION to McMinnville, Yamhill County, Oregon; thence North 10 feet; thence West 42.83 feet to the Southeast corner of the Miller lot; thence South 10 feet; thence East 42.83 feet to the Place of Beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 5, 2018

Cohen & Cohen, Limited Liability Company

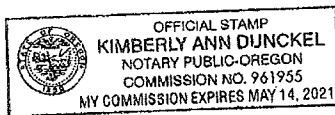
BY: [Signature]
Neil R. Cohen
Managing Member

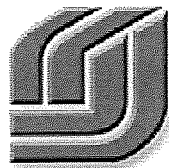
State of Oregon
County of Washington

This instrument was acknowledged before me on January 5, 2018 by Neil R. Cohen, Managing Member of Cohen & Cohen, Limited Liability Company.

[Signature]
Notary Public - State of Oregon

My Commission Expires: May 14, 2021





TICOR TITLE™

Property Profile Report

Client Name:

Kim Dunckel - Ticor Title

Today's Date:

08/24/2018

Owner Name:

Schoko Properties LLC

Urban Mark LLC

Property Address:

180 NE 7th St

McMinnville OR 97128 4908

Reference Number:

149716

Account Number:

R4420AD00100

Eight Ticor Mid-Valley locations to serve you:

220 SW 6th Ave Albany, OR 97321 541.926.2111	400 SW 4th St Ste 100 Corvallis, OR 97330 541.757.1466	289 E Ellendale Ave, Ste 504 Dallas, OR 97338 503.917.6005	52 E Airport Rd Lebanon, OR 97355 541.258.2813	1215 NE Baker St McMinnville, OR 97128 503.472.6101	315 Commercial St SE, Ste 150 Salem, OR 97301 503.585.1881	115 N College St STE 200 Newberg, OR 97132 503.542.1400	206 N 1st St Silverton, OR 97381 503.873.5305
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This title information has been furnished, without charge, in conformance with guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions that indiscriminate use only benefiting intermediaries will not be permitted. No liability is assumed for any errors in this record.

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

TITLE AND ESCROW SERVICES

www.TicorMidValley.com

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

Transfer Record(s) Found For: R4420AD00100

Recording Date:	01/05/2018	Sale Price:	\$200,000.00	Loan Amount:	\$199,000.00
Grantee Name:	SCHOKO PROPERTIES LLC	Closing Title Co.:	TICOR TITLE INSURANCE CO.	Mortgage Loan Type:	
Grantor Name:	COHEN & COHEN LLC			Mortgage Rate Type:	
Recorder Document #:	0000000307 0000000306			Lender:	COHEN & COHEN LLC
Document Type:	Warranty Deed			Morgage 2 Loan Amt:	
				Morgage 2 Loan Type:	
				Morgage 2 Rate Type:	
				Morgage 2 Lender:	

**Parcel Information**

Parcel #: R4420AD00100
Account: 149716
Related:
Site Address: 180 NE 7th St
 McMinnville OR 97128 - 4908
Owner: Schoko Properties LLC
Owner2: Urban Mark LLC
Owner Address: 19191 SW Peavine Rd
 McMinnville OR 97128 - 8327
Twn/Range/Section: 04S / 04W / 20 / NE
Parcel Size: 0.08 Acres (3,642 SqFt)
Plat/Subdivision: Baker And Martin's Subdivision
Lot: 1
Block: 13
Map Page/Grid: 770-H5
Census Tract/Block: 030801 / 2075
Waterfront:

Assessment Information

Market Value Land: \$102,587.00
Market Value Impr: \$101,663.00
Market Value Total: \$204,250.00
Assessed Value: \$147,166.00

Tax Information

Levy Code Area: 40.51
Levy Rate: 17.0444
Tax Year: 2017
Annual Tax: \$877.92

Exemption Description:**Legal**

Township 4S Range 4W Section 20 Qtr A QQtr D TaxLot 00100 Lot 1
 Block 13 SubdivisionName BAKER AND MARTIN'S SUBDIVISION

Land

Cnty Land Use: 201 - Commercial - Improved (typical of class)
Land Use Std: CMSC - COMMERCIAL MISCELLANEOUS
Neighborhood: NCO5
Watershed: Yamhill River

Cnty Bldg Use: 0
Zoning: C-3 - General Commercial
Recreation:
School District: 40

Improvement

Year Built: 0	Attic Fin/Unfin: 0 SqFt / 0 SqFt	Fireplace: 0
Bedrooms: 0	Total Baths: 0.00	Full/Half Baths: 0 / 0
Bldg Fin: 0 SqFt	Bsmt Fin/Unfin: 0 SqFt / 0 SqFt	Garage: 0 SqFt
1st Floor: 0 SqFt	2nd Floor: 0 SqFt	

Transfer Information

Rec. Date: 1/5/2018	Sale Price: \$200,000.00	Doc Num: 2018-306	Doc Type: Warranty Deed
Owner: SCHOKO PROPERTIES LLC		Grantor: COHEN & COHEN LLC	
Orig. Loan Amt: \$199,000.00		Title Co: TICOR TITLE INSURANCE CO.	
Finance Type:	Loan Type:	Lender: COHEN & COHEN LLC	

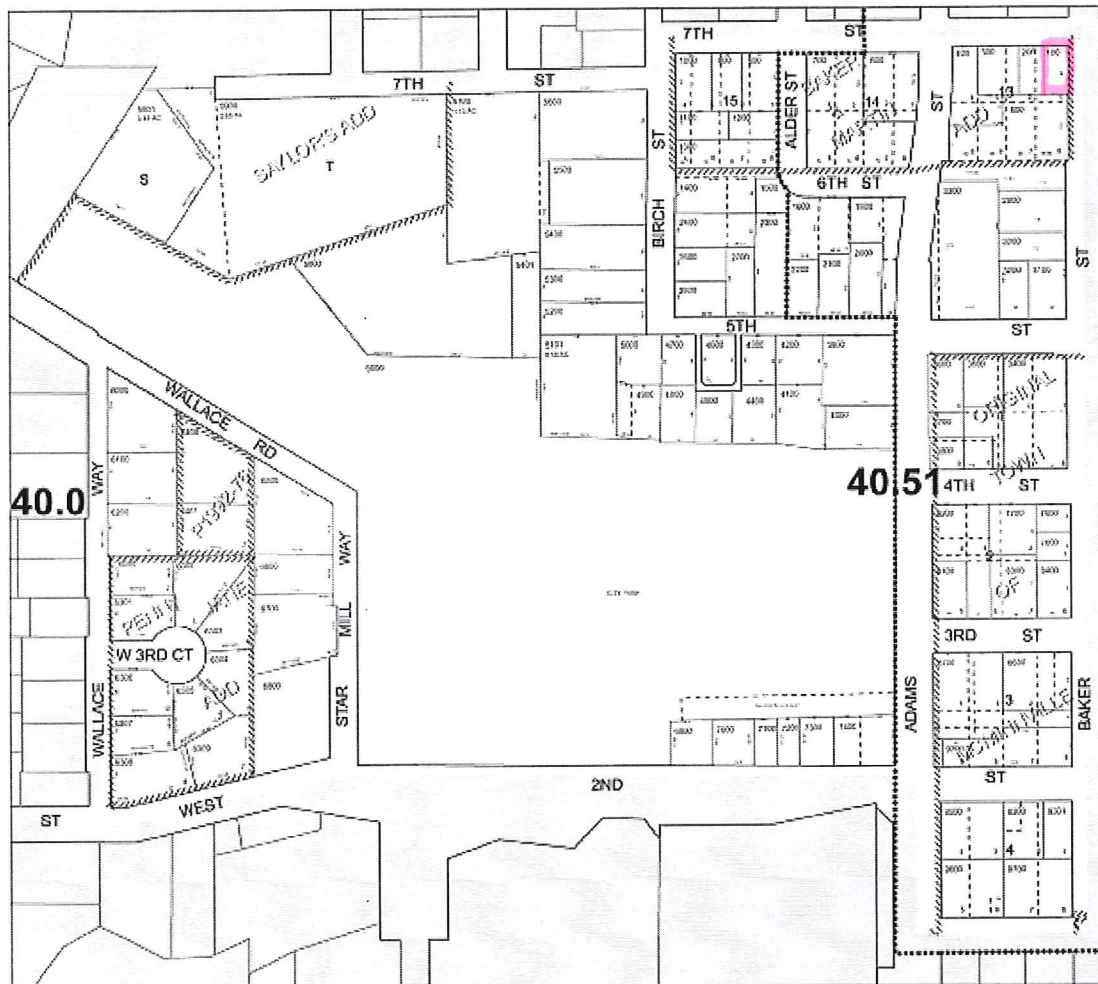
Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

4 4 20AD



ASSESSMENT & TAX
CARTOGRAPHY

S.E. 1/4 N.E. 1/4 SEC. 20 T.4S. R.4W. W.M.
YAMHILL COUNTY OREGON
1" = 100'

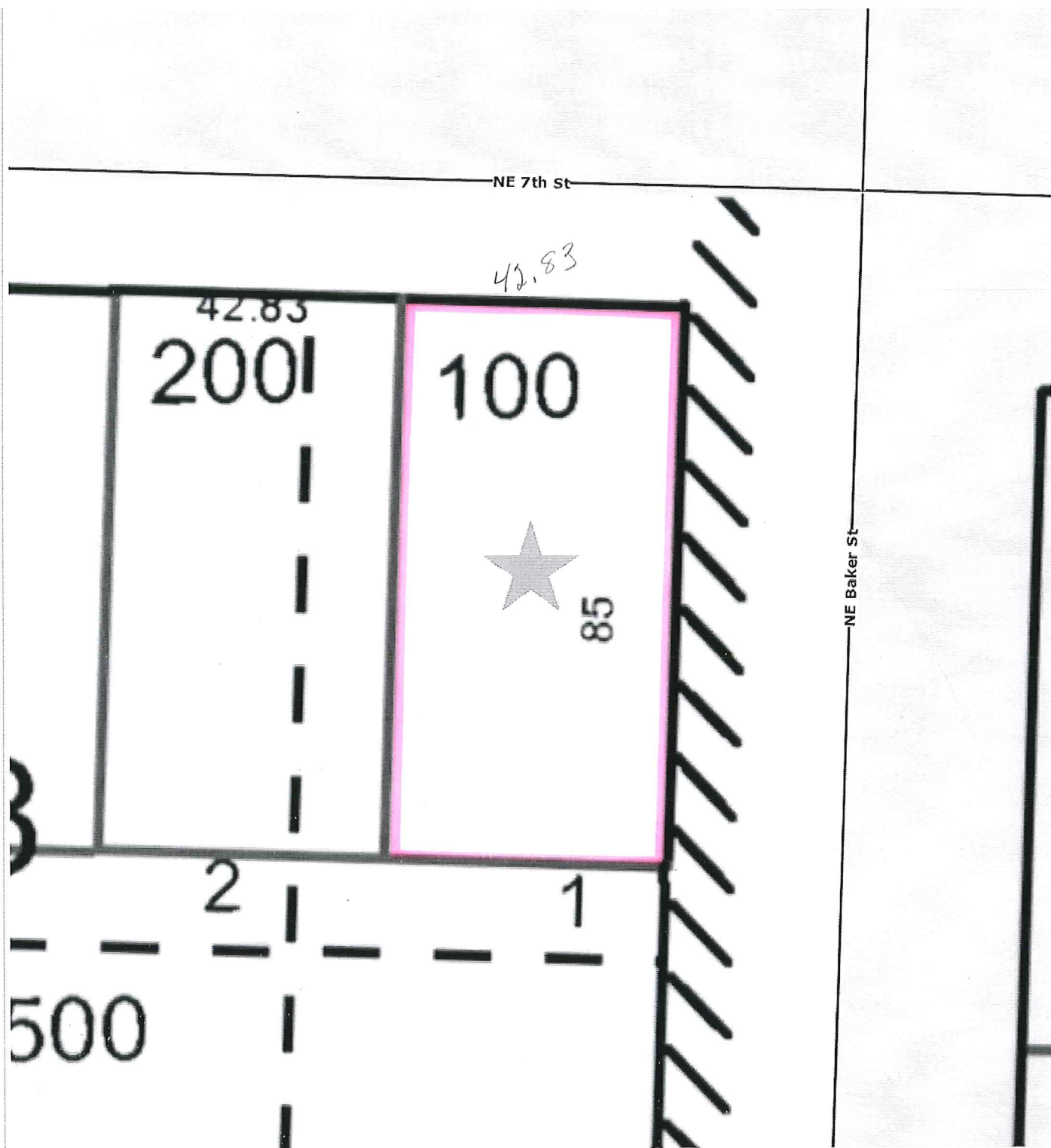


CANCELLED LOTS
9000
8700
8600
8500
8400
8300
8200
8100
8000
7900
7800
7700
7600
7500

DATE PRINTED: 4/8/2017

This product is for Assessment and Taxation (A&T) purposes only
and is not for use in any other legal or engineering
application. For more information, please contact the County Assessor's Office.

4 4 20AD



TICOR TITLE™

Parcel ID: R4420AD00100

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



TICOR TITLE™

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TICOR TITLE™

Parcel ID: R4420AD00100

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Overview #1

- Extensive rot damage



Overview #2

- Extensive rot damage



Overview #3

- Blocked with untreated wood
- Extensive rot damage



Overview #4

- Extensive rot damage



Overview #5

- No landing area for entry or exit



Overview #6

- Entrance is blocked from interior
- No exit



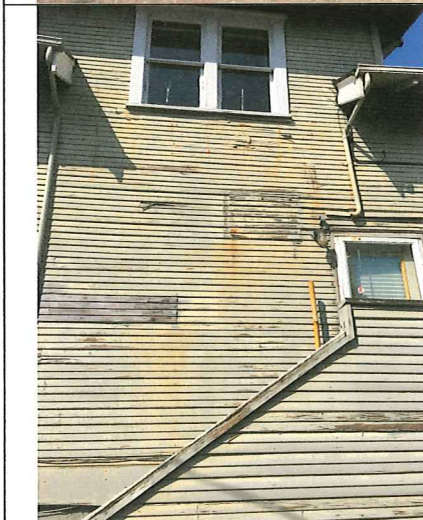
Overview #7

- Back entrance is not connected to main structure



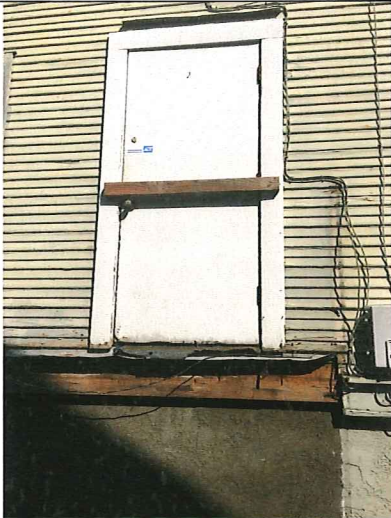
Overview #8

- Overview of side entrance
- Electrical not compliant



Overview #9

- Poor siding installation
- Extensive repairs needed
- Improper repairs made



Overview #10

- Doorway not accessible and blocked from interior



Overview #11

- Extensive rot damage



Overview #12

- Overview of concrete walk/driveway



Overview #13

- Drainage not connected



Overview #14

- Moisture coming through wall



Overview #15

- Door is completely rotted

**Overview #16**

- Improperly installed siding shows no flashing

**Overview #17**

- Stairs not connected to structure

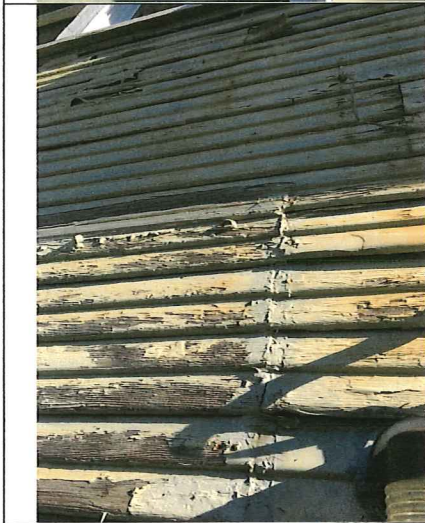
**Overview #18**

- Extensive rot damage



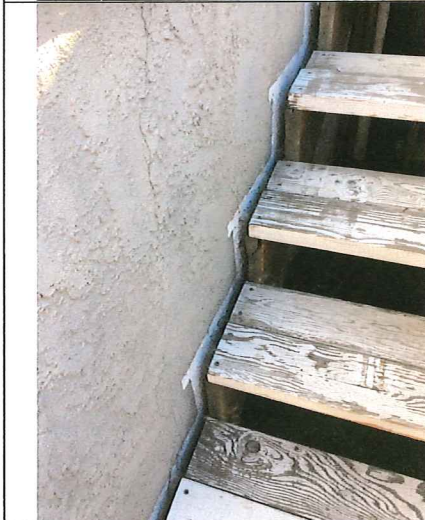
Overview #19

- Door installed not to specifications



Overview #20

- Improper siding repair



Overview #21

- Stairs not connected to structure

**Overview #22**

- No waterproofing of structure is in place

**Overview #23**

- Concrete is sunken

**Overview #24**

- Extensive rot damage
- Front porch not connected to structure

**Overview #25**

- Overview of concrete walkway

**Overview #26**

- Overview of front entrance
- Rails not connected
- Extensive rot damage

**Overview #27**

- No address displayed



Overview #28

- Missing wall






Overview #29

- View of existing lath and plaster



Overview #30

- Fixtures not original

	<p><u>Overview #31</u></p> <ul style="list-style-type: none">• Not ADA compliant• Fixtures not original
	<p><u>Overview #32</u></p> <ul style="list-style-type: none">• Signs of structural damage
	<p><u>Overview #33</u></p> <ul style="list-style-type: none">• One of many issues that do not meet code

**Overview #34**




- Overview of printer room

**Overview #35**

- Windows are sealed shut
- Cabinets are not originals

**Overview #36**

- Walls are not original
- Door has no landing

	<p><u>Overview #37</u></p> <ul style="list-style-type: none">• Stairway not to code
	<p><u>Overview #38</u></p> <ul style="list-style-type: none">• Stairway not to code
	<p><u>Overview #39</u></p> <ul style="list-style-type: none">• Not original cabinets

**Overview #40**

- Not original fixtures

**Overview #41**

- Extensive rot damage to all window frames

**Overview #42**

- Cabinets or sink not original
- Extensive water damage

**Overview #43**

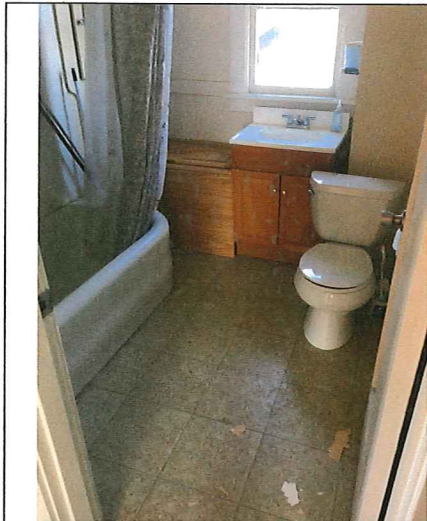
- Exposed electrical throughout
- Electrical not compliant

**Overview #44**

- Hardwood (fir) flooring

**Overview #45**

- Multiple doors not original

**Overview #46**

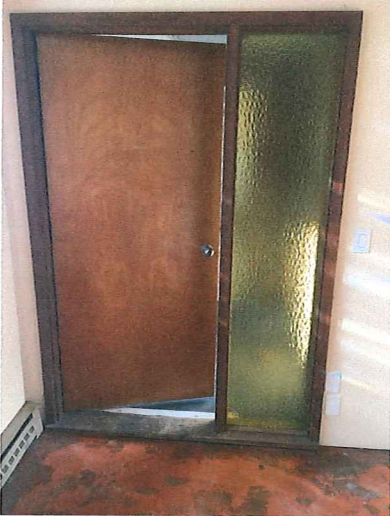
- Not ADA compliant
- Cabinets are not original

**Overview #47**

- Front column is not original

**Overview #48**

- Porch wall missing
- Plywood columns not compliant



Overview #49

- Door not original



Overview #50

- Window not original



Overview #51

- Stairway with no destination

**Overview #52**


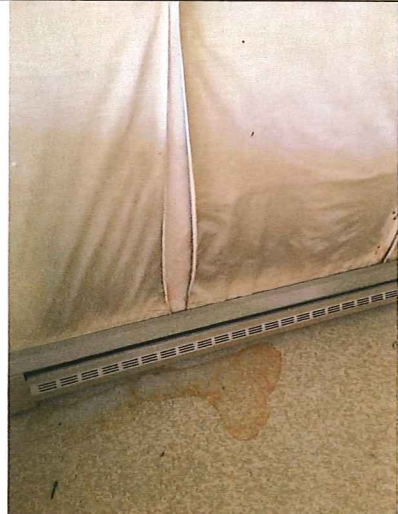

- Entry to basement
- No basement exit
- T-bar ceiling panels

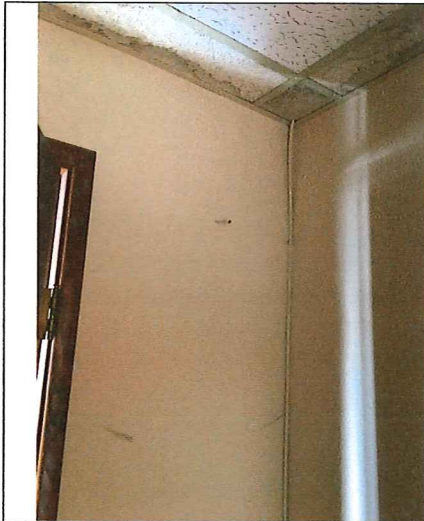
**Overview #53**

- Non-load bearing wall in basement

**Overview #54**

- Electrical panel will need additional space

	<p><u>Overview #55</u></p> <ul style="list-style-type: none">• Mold behind wall paper
	<p><u>Overview #56</u></p> <ul style="list-style-type: none">• Water damage behind wall paper
	<p><u>Overview #57</u></p> <ul style="list-style-type: none">• Closet mold has traveled under carpet







Overview #58





- **Water damage from improper siding installation**


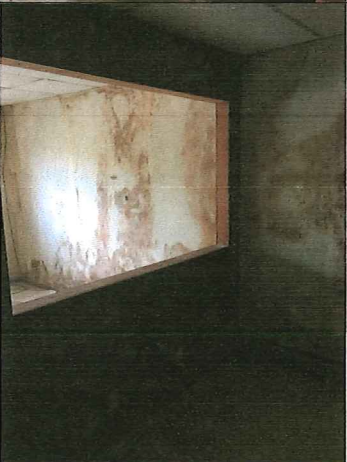
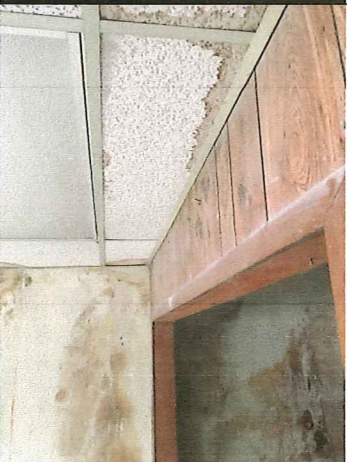







Overview #59

- **Mold and water damage due to improper water proofing**

	<p><u>Overview #60</u></p> <ul style="list-style-type: none">• Chicken wire over gusset at gable board
	<p><u>Overview #61</u></p> <ul style="list-style-type: none">• Mold behind ^{plastic} plaster wall paper
	<p><u>Overview #62</u></p> <ul style="list-style-type: none">• Mold on dry east wall
	<p><u>Overview #63</u></p> <ul style="list-style-type: none">• Mold covers entire south wall

	<p><u>Overview #64</u></p> <ul style="list-style-type: none">• Mold covers entire south wall
	<p><u>Overview #65</u></p> <ul style="list-style-type: none">• Mold on west wall
	<p><u>Overview #66</u></p> <ul style="list-style-type: none">• Mold on west wall
	<p><u>Overview #67</u></p> <ul style="list-style-type: none">• Mold behind plastic wall paper

	<p><u>Overview #68</u></p> <ul style="list-style-type: none">• Mold on inside closet
	<p><u>Overview #69</u></p> <ul style="list-style-type: none">• Mold on south wall
	<p><u>Overview #70</u></p> <ul style="list-style-type: none">• Leak in basement ceiling
	<p><u>Overview #71</u></p> <ul style="list-style-type: none">• Leakage on west ceiling

	<p><u>Overview #72</u></p> <ul style="list-style-type: none">• Leakage above hot water heater
	<p><u>Overview #73</u></p> <ul style="list-style-type: none">• Mold on inside wall in middle of house
	<p><u>Overview #74</u></p> <ul style="list-style-type: none">• Mold on south wall
	<p><u>Overview #75</u></p> <ul style="list-style-type: none">• Dry rot on front porch

	<p><u>Overview #76</u></p> <ul style="list-style-type: none">• Pillar is not touching concrete post base and is also not level
	<p><u>Overview #77</u></p> <ul style="list-style-type: none">• Steps are falling away from porch that is also falling away from house
	<p><u>Overview #78</u></p> <ul style="list-style-type: none">• Chicken wire on gusset holding gable and board
	<p><u>Overview #79</u></p> <ul style="list-style-type: none">• Chicken wire on gusset holding gable end and board at dormer

	<p><u>Overview #80</u></p> <ul style="list-style-type: none">• Holes in foundation where windows were installed have no structural support
	<p><u>Overview #81</u></p> <ul style="list-style-type: none">• Driveway is 13' wide and has trip hazards
	<p><u>Overview #82</u></p> <ul style="list-style-type: none">• Access to basement is not original• Stairs protrude onto concrete driveway



**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 RESOURCE AT 180 NE 7th STREET

DOCKET: HL 9-18

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.

LOCATION: The subject site is located 180 NE 7th Street, and is more specifically described as Tax Lot 100, Section 20AD, 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: Harold Washington, on behalf of Schoko Properties, LLC and Urban Mark, LLC

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: October 2, 2018

DECISION-MAKING BODY: McMinnville Historic Landmarks Committee

DATE & TIME: October 22, 2018 and November 28, 2018. Meetings were held at the Community Development Center, 231 NE 5th Street, McMinnville, OR 97128.

PROCEDURE: The structure proposed to be demolished is designated as a "Contributory" historic resource (Resource C334), and is therefore subject to the Certificate of Approval demolition review process required by Section 17.65.050 of the McMinnville City Code.

CRITERIA: The applicable criteria are in Section 17.65.050(B) of the McMinnville City Code.

APPEAL: The decision may be appealed to the Planning Commission within 15 days of the date the decision is mailed as specified in Section 17.65.080(A) of the McMinnville City Code.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications;

Attachments:
Attachment 1 – Certificate of Approval Application
See Attachments Section of Decision Document - All other supporting documents

Comcast; and Northwest Natural Gas. Their comments are provided in this exhibit.

DECISION

Based on the findings and conclusions, the Historic Landmarks Committee **APPROVES** the demolition of the historic resource at 180 NE 7th Street (Resource C334), **subject to the conditions of approval provided in this document.**

DECISION: APPROVAL WITH CONDITIONS

Historic Landmarks Committee: _____
Joan Drabkin, Chair

Date: _____

Planning Staff: _____
Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

Attachments:

Attachment 1 – Certificate of Approval Application

See Attachments Section of Decision Document - All other supporting documents

APPLICATION SUMMARY:

The applicant, Harold Washington on behalf of Schoko Properties, LLC and Urban Mark, LLC, 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 180 NE 7th Street, and is more specifically described as Tax Lot 100, Section 20AD, T. 4 S., R. 4 W., W.M.

The historic designation for this particular historic resource relates to the structure itself. The structure, which was constructed as a single family home but was converted internally into office uses, is located north of the downtown core of McMinnville on the southwest corner of the intersection of NE Baker Street and NE 7th Street. The structure is designated as a “Contributory” historic resource (Resource C334), which is the third tier (out of four tiers) of historic resources 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:

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is under the extending roof. Two boxed pillars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

On the east side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice moulding is found on the windows.

The Historic Resources Inventory sheet for the resource does not include the year of original construction. However, upon further analysis of Sanborn maps for the area, the structure appears to have been constructed sometime between 1912 and 1928.

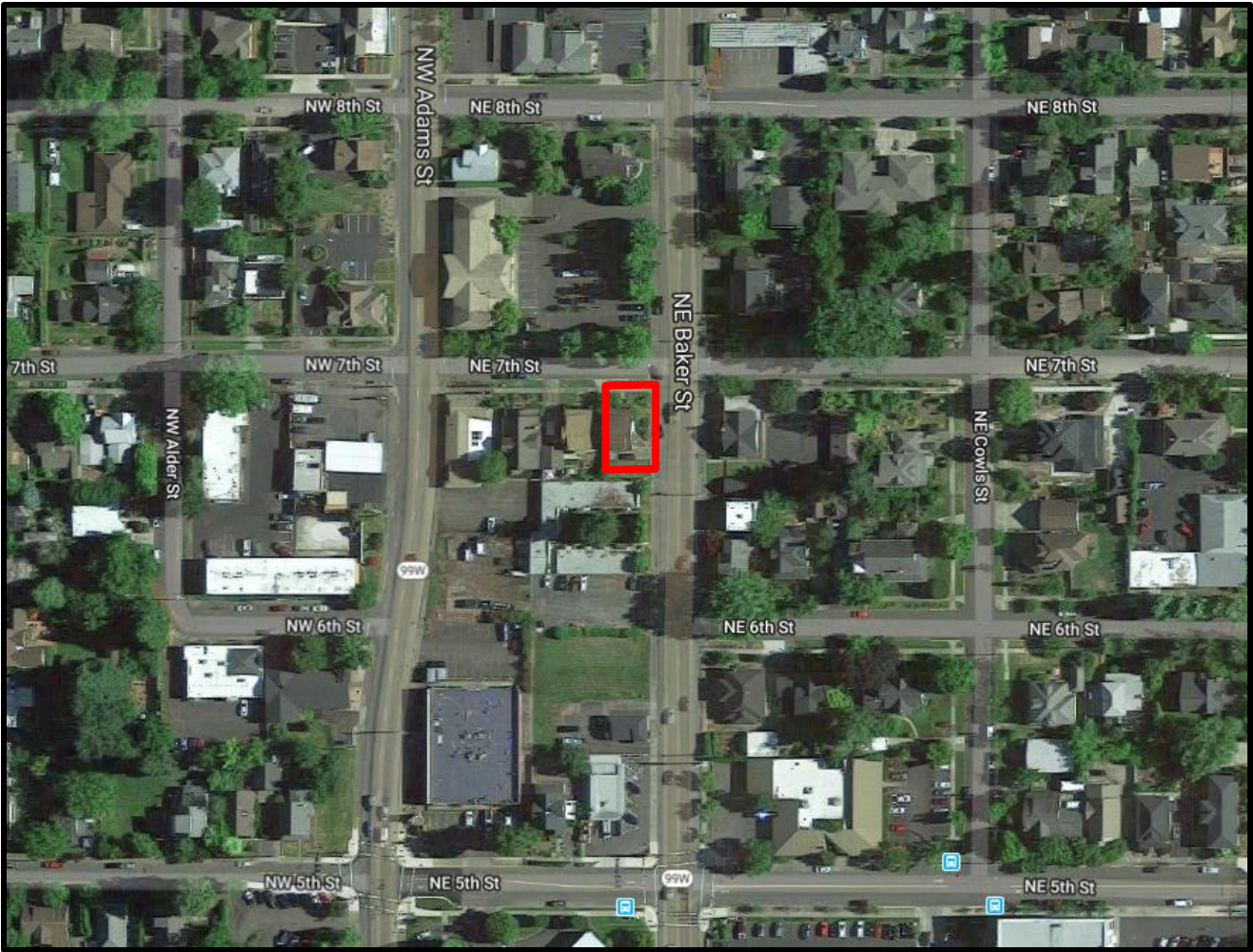
Chapter 17.65 (Historic Preservation) of the McMinnville City Code requires that the Historic Landmarks Committee review and approve a Certificate of Approval for a request to demolish any historic resource.

The current location of the historic resource is identified below (outline of property is approximate):

Attachments:

Attachment 1 – Certificate of Approval Application

See Attachments Section of Decision Document - All other supporting documents



Attachments:
Attachment 1 – Certificate of Approval Application
See Attachments Section of Decision Document - All other supporting documents

The structure as it exists today can be seen below:



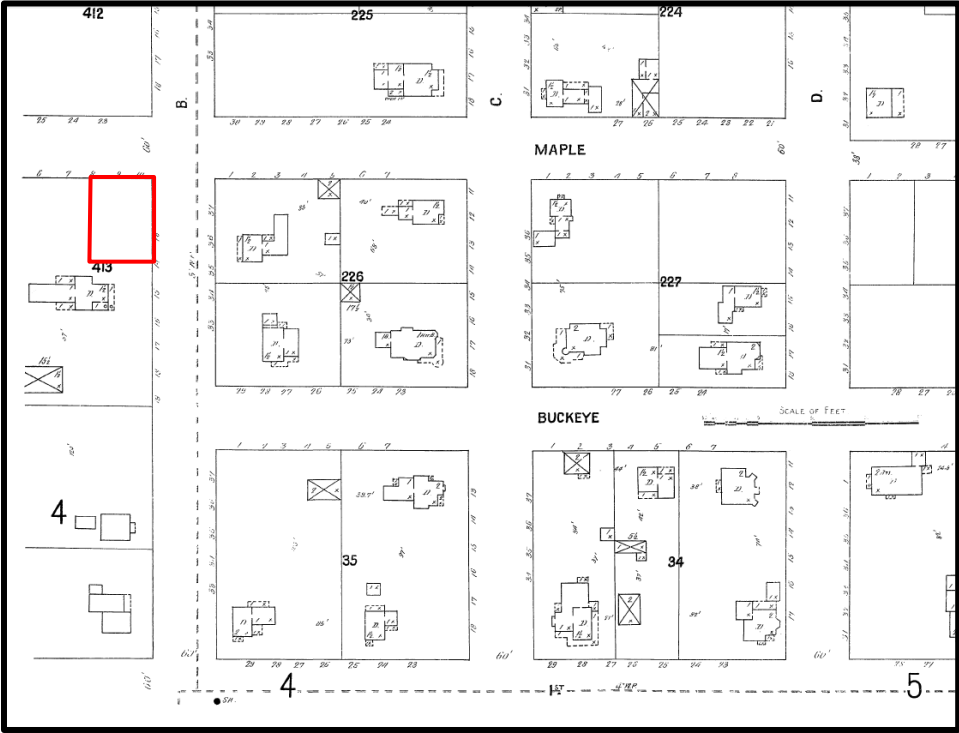
The Sanborn maps showing the property are also identified below (outlines of property are approximate):

Attachments:

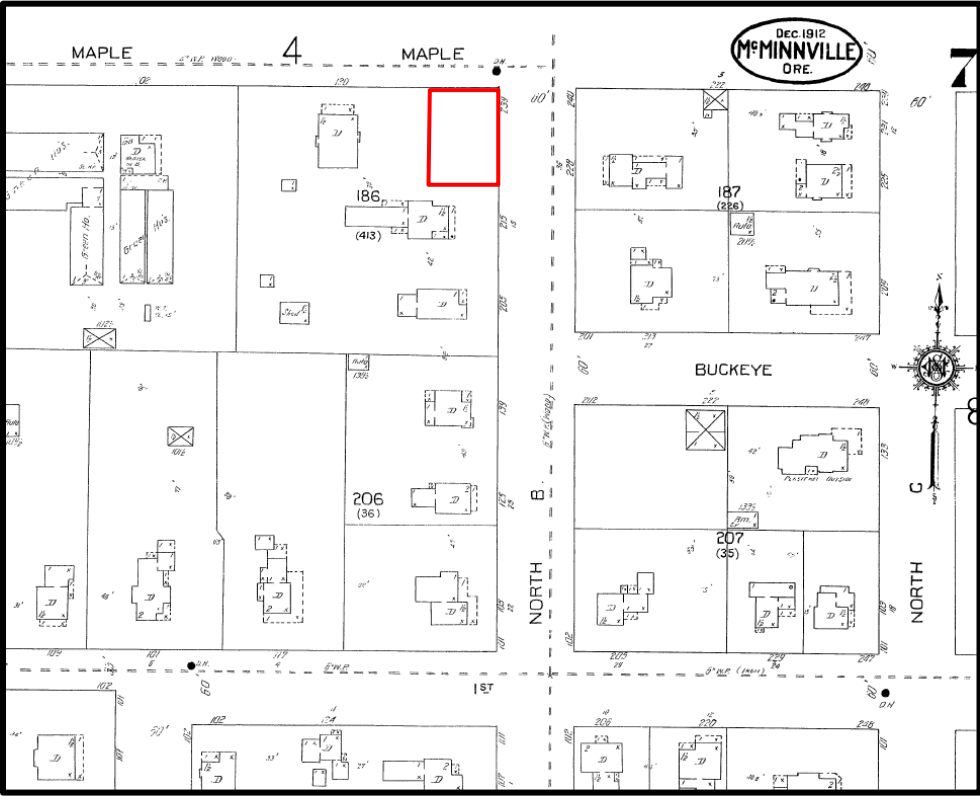
Attachment 1 – Certificate of Approval Application

See Attachments Section of Decision Document - All other supporting documents

1902 Sanborn Map (Sheet 2):

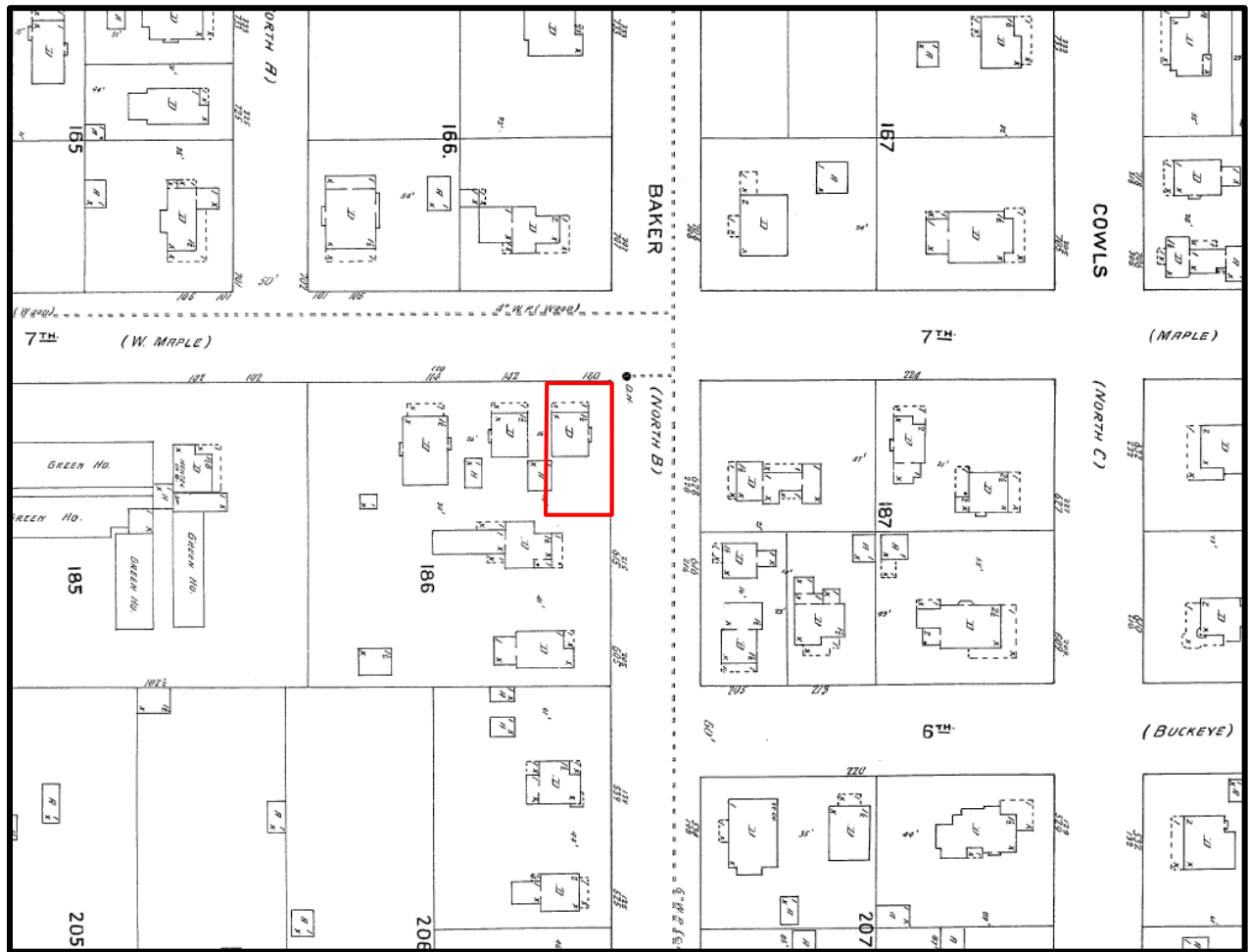


1912 Sanborn Map (Sheet 7):



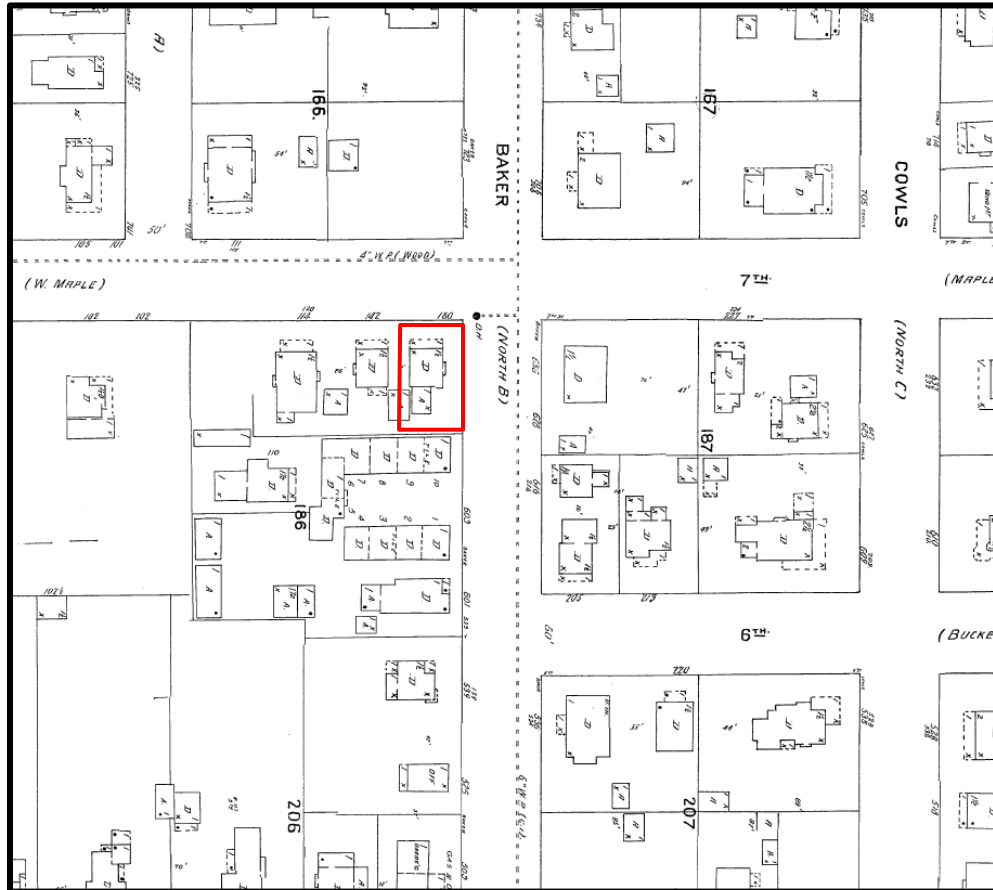
Attachments:
Attachment 1 – Certificate of Approval Application
See Attachments Section of Decision Document - All other supporting documents

1928 Sanborn Map (Sheet 10):



Attachments:
Attachment 1 – Certificate of Approval Application
See Attachments Section of Decision Document - All other supporting documents

1945 Sanborn Map (Sheet 10):



CONDITIONS:

1. That within 20 (twenty) days of notification of the Historic Landmarks Committee's decision, the applicant shall place notice in the "News-Register" advertising that for a period of not less than 120 days, the subject structure will be available for relocation. The applicant will place such notice in a minimum of two editions of the "News-Register". During the 120-day period following the required advertising, the applicant shall also place a posted notice on both right-of-ways adjacent to the property noticing the offering of structure for relocation. Evidence of the advertisement and the property posting shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.
2. That the issuance of the demolition permit shall be delayed for 120 days from the first day of advertising the subject structure for relocation.
3. That, as proposed by the applicant in the supplement to the application submitted on November 14, 2018, the applicant shall make available for the party that may complete the relocation project the dollars the applicant would otherwise expend for the demolition of the resource. As further proposed in the supplement to the application, the amount made available shall be \$10,000, which is based on the cost estimates provided in the Certificate of Approval application. The terms of the removal agreement shall be subject to review by the Planning Director or their designee.

Attachments:

Attachment 1 – Certificate of Approval Application

See Attachments Section of Decision Document - All other supporting documents

4. That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

ATTACHMENTS

1. Certificate of Approval Application (on file with the Planning Department)
2. Public Testimony - Email - Michael Hafner – Received October 19, 2018
3. Public Testimony - Email – Margaret Wallace – Received October 22, 2018

COMMENTS

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. The following comments had been received:

- McMinnville Engineering Department:

We have reviewed proposed HL 9-18, and do not have any comments.

- McMinnville Water and Light:

MWL has no comments on this application.

Public Comments

Public notice was mailed to owners of properties within 300 feet of the subject site, as required by Section 17.65.070(C) of the McMinnville City Code. After the continuation of the Historic Landmarks Committee review of the application, an additional public notice was mailed to the same property owners notifying them of the continuation of the application. The Planning Department received two items of public testimony since the initial public notice was mailed, which are as follows:

- Email - Michael Hafner – Received October 19, 2018 (Attachment 2)
- Email – Margaret Wallace – Received October 22, 2018 (Attachment 3)

FINDINGS OF FACT

1. Harold Washington 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 180 NE 7th Street, and is more specifically described as Tax Lot 100, Section 20AD, T. 4 S., R. 4 W., W.M.
2. The historic resource is designated on the Historic Resources Inventory as a “Contributory” resource, and has the resource number of C334.
3. The site is currently zoned C-3 (General Commercial), and is designated as Commercial on the McMinnville Comprehensive Plan Map, 1980.

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4. Notice of the demolition request was provided to property owners within 300 feet of the subject site. The Planning Department received two items of public testimony prior to the public meeting.
5. A public meeting was held by the Historic Landmarks Committee on October 22, 2018 to review the proposal. The applicant requested a continuation of the application prior to the October 22, 2018 meeting. The Historic Landmarks Committee continued the application and completed the review of the proposal during their next regularly scheduled public meeting on November 28, 2018.
6. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

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: **Goal III 2 is not satisfied by the proposal.**

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. The Historic Landmarks Committee, after reviewing the evidence and hearing the public testimony, decided that other criteria for the consideration of the demolition were not met and therefore the demolition was denied.

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.

Finding: **Goal X 1 and Policy 188.00 are satisfied.**

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.

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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: **Section 17.65.040 is satisfied.**

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 a "Contributory" historic resource per Section 17.65.040(C).

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: **Section 17.65.050(A) is satisfied.**

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

- 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: **Section 17.65.050(B)(1) is not satisfied.**

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

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

The purpose of the Historic Preservation ordinance includes the following:

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- (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. The Historic Landmarks Committee, after reviewing the evidence and hearing the public testimony, decided that other criteria for the consideration of the demolition were satisfied and therefore the demolition was approved with conditions.

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: Section 17.65.050(B)(2) is satisfied by the proposal, and conditions of approval are included to ensure that this criteria is satisfied.

The historic resource was originally constructed as a single family home, but in the 1980s was remodeled and converted to commercial office uses. The building was leased out to individual businesses periodically since the time it was converted to office uses. The applicant has provided the most recent property tax information, which show a real market total value of \$204,250 in the 2017 tax year. The real market value of the building on the subject property is shown at \$101,663 in the 2017 tax year. The applicant has stated that the "only economic use of this Historic Resource as it exists today is the fact that it creates a minimal amount of tax income" and that the applicant would be "improving the property values of this property through the demolition of this building and the adjacent ten-plex structure in order to develop the new multi-tenant building and parking lot".

The applicant has also stated in their narrative that "There is no current economic use of the property as it exists today due to the current deterioration of the building as it stands" and that the resource "cannot be reasonably preserved or rennovated (sic)". These statements are based on the condition of the structure and the estimated cost to renovate the structure. The applicant has provided cost estimates for the renovation of the structure, as well as for the demolition of the existing structure and replacement with a similar structure. It should be noted that the cost estimate for the replacement of the structure, and the narrative that speaks to the replacement, assumes that the demolition of the existing structure would be approved. However, the applicant has stated in their application and narrative that they have no intention of replacing the structure, should the demolition request be approved. Their intention, as shown in the "proposed use" site plan, is to construct a surface parking lot with 5 parking spaces that would connect to the surface parking lot on the property to the south (which is proposed to be redeveloped into office use).

Therefore, the cost estimates to renovate the existing structure should be analyzed and considered in terms of the economic use of the historic resource and the reasonableness of the proposed action. The applicant did provide a second cost estimate for the renovation of the structure, and also clarified that both of the renovation estimates provided were for the renovation of the structure under commercial building code standards to bring the structure back to its prior commercial use.

The renovation cost estimates provide line item estimates for a variety of work, with the total for the first cost estimate (provided by Washington Roofing) being between \$510,000 and \$575,000, and the total for the second cost estimate (provided by Weeks Construction, Inc.) being \$467,880. Both cost estimates include administrative costs, and statements that unforeseen issues or costs are not included in the estimates. Some of the larger line items are related to the deteriorated conditions of the existing

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structure (which are documented in the application and will be discussed in more detail below during the description of the physical condition of the historic resource). Those larger line items include new plumbing (\$62,000 in first estimate, \$35,000 in second estimate), new electrical (\$48,500 in first estimate, \$31,000 in second estimate), installation of new siding (\$41,000 in first estimate, \$32,000 in second estimate), flooring (\$39,500 in first estimate, \$4,500 in second estimate), installation of perforated pipe to improve drainage around the structure (\$26,000 in first estimate, \$11,500 in second estimate), foundation repairs (\$25,000 in first estimate, \$24,500 in second estimate), and new drywall (\$24,000 in first estimate, \$16,000 in second estimate).

The applicant has argued that the structure in its current condition has no economic use, and that the level of investment required (estimated at between \$467,880 and \$575,000) is beyond what a reasonable person would spend to bring the existing structure into a current economic use. The applicant has also argued that the renovation required is not reasonable given the level of significance of the historic resource, which is a Contributory resource and the third tier on the Historic Resources Inventory. To further support the argument that the renovation of the existing structure is not reasonable, the applicant proposed to make available the funds that the applicant would otherwise spend on demolition of the resource to someone that would be interested in moving the resource and renovating the structure. Specifically, the applicant proposed to make available \$10,000 for the party that would be involved in the relocation of the structure, the value of which was developed based on the cost estimates provided with the application. The availability of those funds would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have all or most of the costs of moving the structure covered by the applicant, which would test whether the renovation of the structure is economically reasonable.

The Historic Landmarks Committee found that the economic use and reasonability of the applicant's proposal satisfied the review criteria. Conditions of approval are included to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least 120 days. The condition also requires that the applicant provide notice on the property and in the local newspaper of the availability of the resource for moving and relocation. Another condition of approval requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$10,000 that were proposed by the applicant to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

The Historic Landmarks Committee has found that, should no party come forward to move and relocate the structure during the 120-day timeframe, the renovation costs are not economically feasible and that the renovations required are not reasonable and do not warrant the preservation of the historic resource.

3. The value and significance of the historic resource;

Finding: Section 17.65.050(B)(3) is satisfied by the proposal, and conditions of approval are included to ensure that this criteria is satisfied.

The applicant stated in their application that the historic resource is “considered Contributory and is not within the downtown core boundary”. Other statements throughout the applicant's findings and narrative related to this review criteria are that the “building is not a unique structure”, “has been modified into a multi-use building and no longer represents its original historical attraction”, “has never been listed as a public building”, and “is NOT listed on the National Registry of Yamhill County”.

While the structure is not listed on the National Register of Historic Places, the structure is listed on the McMinnville Historic Resources Inventory as a contributory resource. Properties that are listed on the

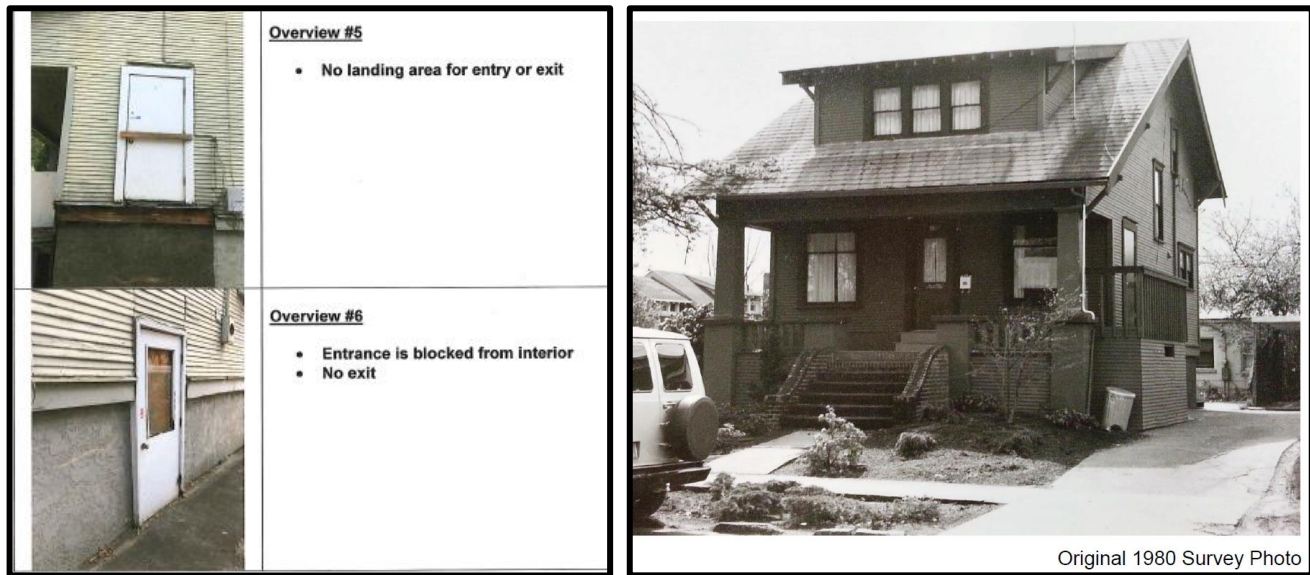
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Historic Resources Inventory are not identified in any type of document recorded against the property records, but the property owner at the time of listing in 1987 would have been notified of the listing. As the property changed ownership, it becomes a responsibility of the new owner to verify the status of the property with the City of McMinnville Planning Department as part of their due diligence in the purchase of the property.

The structure was already being remodeled into business offices at the time of its listing on the Historic Resources Inventory, and included some of the exterior additions and entrances referred to in the applicant's narrative and shown in the photos, as seen below:



The significant historic and architectural features that were described in the statement of historical significance on the Historic Resources Inventory sheet still exist on the historic resource today. Those include the “red brick steps” leading to the “full-width porch which is under the extending roof”, “boxed pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, a “back dormer” that “extends and is flush with the first story wall”, “beveled siding... with corner boards”, and roof brackets.

The applicant has noted that some of these features have deteriorated or been changed. Wooden handrails have been added to the red brick steps leading to the porch. The applicant has stated that the original pillars on the porch were round, but were boxed in at a later date. The beveled siding is still in place, but is in poor condition. The applicant also noted that the roof brackets as they were described in the Historic Resources Inventory sheet are not actually roof brackets, but are gussets to support the roof. However, these features still exist today and contribute to the character and significance of the historic resource. The boxed pillars existed at the time of the listing of the structure on the Historic Resources Inventory. The roof brackets, or gussets, are still in place and provide the decorative roof bracket feature that is evident on many Craftsman bungalows in McMinnville, even if they are not true, functional roof brackets. The overall form of the structure is still almost entirely the same, including the front dormer with a shed roof, a rectangular bay with a shed roof on the east side of the structure, and the back dormer that extends and is flush with the first story wall.

Historic resource as it existed in 1980 and currently (2018):

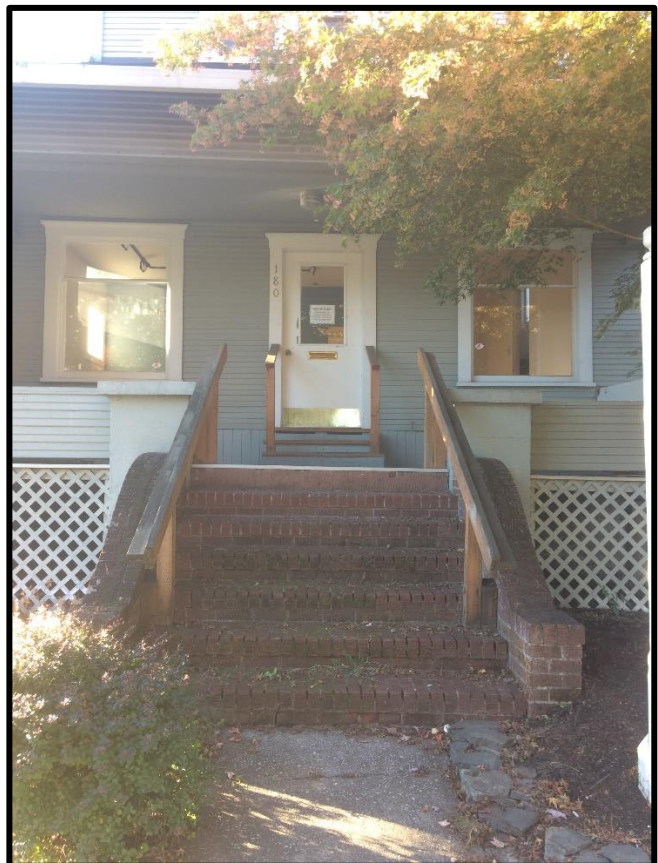
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Close up views of the existing condition of overall architectural form and historic details including “red brick steps”, “full-width porch which is under the extending roof”, “boxed pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, and a “back dormer” that “extends and is flush with the first story wall”:



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The applicant did provide additional findings in the most recent supplement to the application narrative stating that significance of the historic resource being the third tier of the Historic Resources Inventory does not warrant the level of investment required to renovate the structure back to current building code standards. This is discussed in more detail above. The applicant has also argued that their proposal to make funds available to someone that would be interested in moving the resource and renovating the structure would test the criteria related to the value and significance of the historic resource, because if the resource was found to be a resource of value and significance, there would be interest in its preservation at another site.

The Historic Landmarks Committee has required conditions of approval to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least 120 days. The condition also requires that the applicant provide notice on the property and in the local newspaper of the availability of the resource for moving and relocation. Another condition of approval requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$10,000 that were proposed by the applicant to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

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The Historic Landmarks Committee has found that, should no party come forward to move and relocate the structure during the 120-day timeframe, the historic resource is not of a value and significance to merit the denial of the demolition request.

4. The physical condition of the historic resource;

Finding: **Section 17.65.050(B)(4) is satisfied.**

The applicant provided photos serving as evidence of the existing physical condition of the historic resource. The structure has deteriorated due to failure to maintain the exterior and interior of the structure, and there are also some additions and renovations that may have been completed improperly. On the exterior of the structure, photos were provided showing damaged siding, rot damage in some of the wood features in the stairs, porch walls, and doors. Some of the additions to the main structure, such as stairs serving added entries, are in poor condition with wood rot and are separating from the main building. Photo #24 and photo #77 state that the front porch is not connected to the main structure and that the red brick steps are falling away from the porch.

There are also photos that the applicant provided as evidence of the poor physical condition of the interior of the building. There appears to be mold in many areas in the basement and potential water damage in some of the walls and ceilings, which could be the result of improper drainage on the site and around the foundation of the building. Much of the interior of the building has been altered and remodeled in a manner that is not consistent with the historical period of construction and there does not appear to be any original materials on the interior of the building.

While there are issues with the interior of the building, there are no standards in place in the City's Historic Preservation requirements (Chapter 17.65) that require any particular form of construction or design on the interior of a historic resource. The historic resource is also a contributory resource, so there is no requirement that the renovation of the structure meet any Historic Preservation design standards or requirements in Section 17.65.060 of the McMinnville City Code. The Historic Landmarks Committee found that it is likely that the interior of the building would require a complete remodel with the removal and replacement of much of the building materials and finishes, but most of the work could be completed and still preserve the overall exterior architectural form of the structure that still exists today.

Many of the issues on the interior that the applicant describes and shows with photos as being more extensive, such as mold and water damage, could be addressed by, first improving the exterior of the building as described in the renovation cost estimate provided (replacing siding and doors properly and directing water away from the foundation – photo #13 stated that drainage was not connected), and then remodeling the interior of the building. Other exterior improvements that were included in the renovation cost estimate, such as shoring of foundation walls, waterproofing, and installation of drainage/perforated pipe would prevent further damage and significantly improve the physical condition of the historic resource. There is also a potential for the additions to the property, such as the stairs from added entries and exits that are separating from the building, being removed and the entries or exits being closed as other renovations occurred.

Given that some level of investment would improve the physical condition of the resource, the Historic Landmarks Committee does find that the existing physical condition of the historic resources is poor, and that the poor physical condition of the resource, together with other findings for review criteria and conditions of approval, satisfy the review criteria related to the physical condition of the resource.

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

Finding: **Section 17.65.050(B)(5) is not satisfied.**

The applicant argued that the historic resource's "physical condition including additions and modifications are a safety hazard as these elements are separating from the original structure" and also that the resource "has become a structural hazard to fire, life and safety". The applicant references the photos of the existing physical condition of the property to support their argument that the physical condition is creating a safety hazard. The applicant provided evidence from their insurance company, PayneWest Insurance, showing that they will not provide building coverage due to the non-acceptability of the structure due to underwriting guidelines.

The building is currently sitting vacant, so does not constitute a hazard to its occupants. The applicant did provide additional findings in the most recent supplement to the application narrative stating that the resource does constitute a hazard because "the interior is not occupiable as it currently exists". However, the current condition exists due to previous neglect in maintenance of the structure, and now that the structure is vacant, occupancy of the building would require building improvements. Therefore, the Historic Landmarks Committee finds that the building is not a hazard to its occupants.

The applicant did not provide many findings for how the historic resource constitutes a hazard to the safety of the public. The applicant did state that they have "had to call the police to remove transients numerous times". Other than that issue, which could be addressed with more secure entrances and exits, it is unclear from the materials provided whether the historic resource constitutes an immediate hazard to the safety of the public. If the property owner invested the amount necessary to restore or reconstruct the existing structure, even at a minimum to better secure the structure and stabilize the additions separating from the structure, the potential public safety hazard would no longer exist.

Therefore, the Historic Landmarks Committee finds that the current potential hazards could be mitigated and do not warrant a demolition of the historic resource.

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: **Section 17.65.050(B)(6) is satisfied.**

The applicant has provided findings arguing that the resource is related to an improvement program located on the property to the south. This improvement program was shown in the site plan near the beginning of the staff report, and the applicant is arguing that the demolition of the historic resource would provide access to NE 7th Street and additional parking for that improvement program. The applicant has stated that the redevelopment project to the south is valued at \$4 million, which they argue is a substantial benefit to the City. The applicant has stated that the improvement program will provide the following substantial benefits to the City:

- It will allow a portion of the project traffic to exit onto a "side" street, i.e., NE 7th Street, which will allow disbursement of traffic onto either NE Adams or NE Baker Streets rather than all onto NE Baker Street. In the future, this will be even more significant as the traffic load on NE Adams and NE Baker Streets increases.
- The City will, as a direct result of Applicant's approximately \$4 million improvement program, receive increased annual tax revenue for the City's urban renewal district, or perhaps \$25,000 per annum depending on the project's ultimate valuation.
- The City is currently facing a shortage of available retail space. Applicant's improvement program includes 16,000 square feet of space approximately one-half of which is spoken for.

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Applicant is finding that much of the demand is from new businesses. Conversation is ongoing for much of the remaining development.

- The area to be occupied by Applicant's improvement program includes unattractive unimproved lots and a rundown vacant stucco apartment complex which will be razed as a part of the urban renewal improvement program.
- The City will gain an attractive commercial development in a location that is now a significant, highly visible but unattractive area. Consider, for example, the redevelopment of the adjacent MACK building.

The Historic Landmarks Committee finds that the retention of the historic resource would be a deterrent to the current improvement program described by the applicant, and that together with other findings for review criteria and conditions of approval, satisfies the review criteria.

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

Finding: **Section 17.65.050(B)(7) is satisfied.**

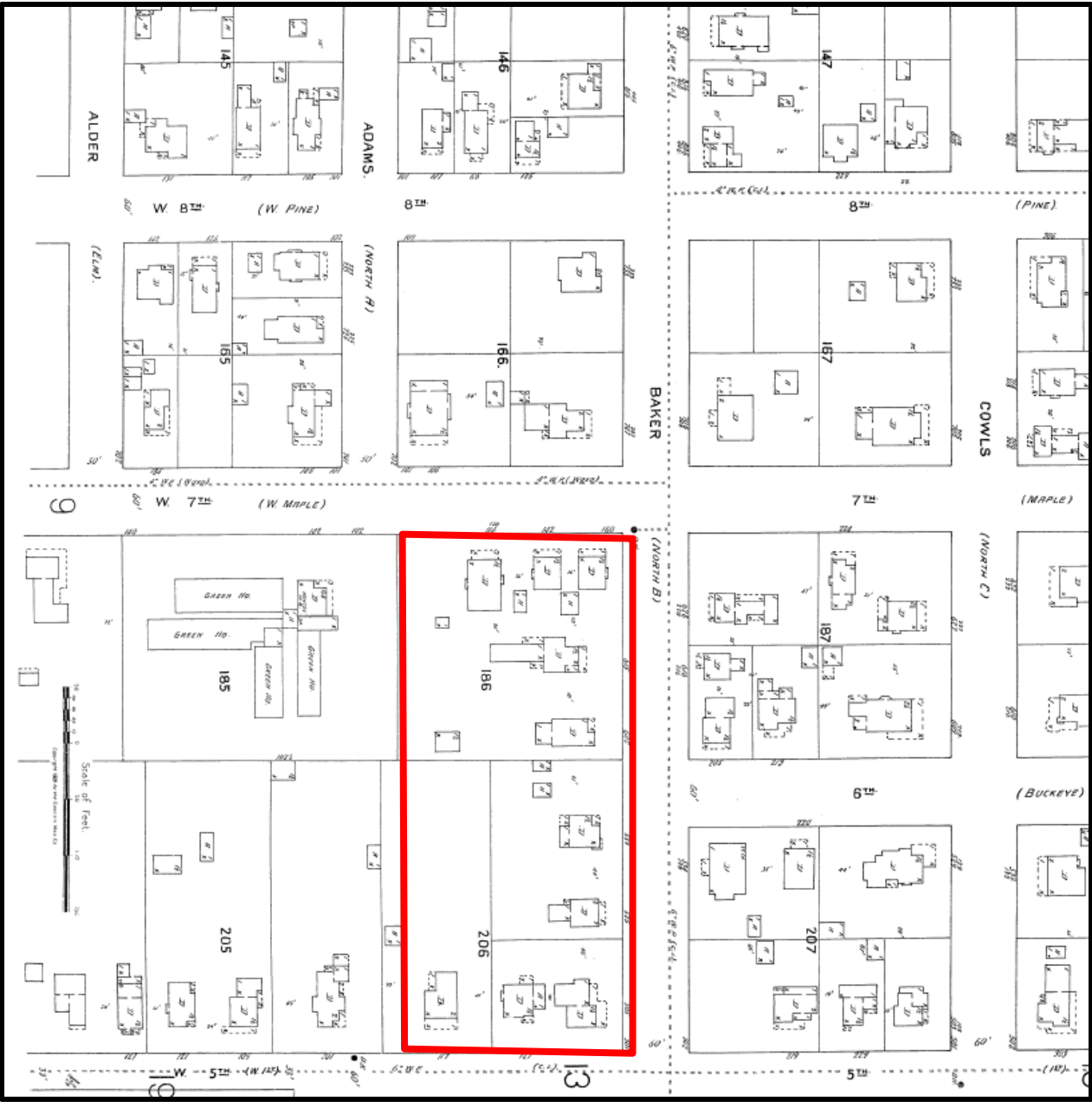
The applicant has expressed concern that the retention of the historic resource would cause financial hardship. As described in more detail above, the applicant is arguing that the level of investment required for the historic resource to be rehabilitated is not economically feasible. The applicant has provided two cost estimates for the renovation of the structure, which are estimated at between \$467,880 and \$575,000. The applicant is arguing that those costs "would result in a significant financial hardship to the Applicant".

As described in more detail above, the Historic Landmarks Committee found that the historic resource does still retain much of the overall architectural form and historic detailing that existed at the time the structure was listed on the Historic Resources Inventory. Also, the historic resource in question is located in an area that was originally constructed with other residential homes of a particular architectural form and character. The two properties immediately to the west of the subject historic resource, at 142 NE 7th Street and 114 NE 7th Street, are also listed as contributory historic resources on the Historic Resources Inventory (resource numbers C331 and C328, respectively). These historic resources were constructed in the same time period, with the property immediately adjacent to the west, at 142 NE 7th Street, first being shown on the Sanborn maps in 1928, the same year that the historic resource in question was shown. The structure immediately adjacent to the west was also constructed in almost the exact same architectural form as the historic resource proposed to be demolished, with a full-width front porch under an extended roof, pillars supporting each end of the front porch, a front dormer with shed roof and three windows, and a back dormer that is flush with the first story wall. This row of three bungalows with Craftsman architectural form and features, all of which are listed on the Historic Resources Inventory, creates a continuity of historic resources in an area that is void of many other buildings with historic character. From the 1928 Sanborn map, the block that the historic resource in question is located on appears to have previously contained more structures of a similar size as the remaining historic resources on the south side of NE 7th Street. The 1928 Sanborn map can be seen below (outline of the block in question is approximate):

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Photos of the historic resources that contribute to the historic character of the block are provided below:



This continuity of existing historic resources does create a public interest in the preservation of the historic resource in question at the current location at 180 NE 7th Street. However, the applicant has proposed to make available the funds that the applicant would otherwise spend on demolition of the resource (\$10,000) to someone that would be interested in moving the resource and renovating the

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structure. This would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have the costs of moving the structure covered by the applicant. This would not only test whether the renovation of the structure is economically reasonable and whether the public finds value and significance in the resource to warrant the renovation (as discussed in findings for review criteria in Sections 17.65.050(B)(2) and 17.65.050(B)(3) above), it would also preserve the structure itself. Maintaining the structure and the resource, albeit in another location, would preserve some level of public interest by retaining the historic resource. This would not contribute to the continuity of existing historic resources in the immediate area, but would preserve the resource for future use and would serve the public interest in the retention of the resource.

Therefore, the Historic Landmarks Committee finds that the public interest would be benefited if the resource could be moved, renovated, and preserved, and that if no party comes forward to move and relocate the structure during the 120-day timeframe, that the public interest did not outweigh the applicant's financial hardship in retention of the resource.

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: **Section 17.65.050(B)(8) is satisfied.**

The Historic Landmarks Committee has found that the applicant has proposed a means by which to test that the demolition review criteria related to reasonability, economic use, value, and significance are satisfied (as discussed in findings for review criteria in Sections 17.65.050(B)(2) and 17.65.050(B)(3) above). This proposal would also provide a means for the resource to potentially be moved and retained. Specifically, the applicant is proposing to make available the funds that the applicant would otherwise spend on demolition of the resource (\$10,000) to someone that would be interested in moving the resource and renovating the structure. This would provide a financial incentive to someone interested in renovating the structure, as they could receive the structure at no cost and also have the costs of moving the structure covered by the applicant. If this proposal resulted in the moving and retention of the resource, some public interest would be served in the retention of the resource. If no party comes forward to move and relocate the structure during the 120-day timeframe, that the public interest did not outweigh the applicant's financial hardship in retention of the resource.

Conditions of approval are included to ensure that the applicant make the structure and funding available for moving and relocation. One condition of approval specifically requires that the applicant make the structure available for moving and relocation for a period of at least 120 days. The condition also requires that the applicant provide notice on the property and in the local newspaper of the availability of the resource for moving and relocation. Another condition of approval requires that the demolition permit for the structure be delayed for 120 days from the first day of advertising the structure for relocation. Another condition of approval requires that the applicant make available the \$10,000 that were proposed by the applicant to the eventual party that may complete the relocation project, and that the terms of the removal agreement shall be subject to review by the Planning Director or their designee.

The Historic Landmarks Committee has found that, should no party come forward to move and relocate the structure during the 120-day timeframe, and together with the other applicable review criteria, the retention of the resource would not be in the best interest of a majority of the citizens of the City. If no party comes forward during the 120-day timeframe, another condition of approval is included to require that a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure be submitted to the Planning Department prior to the issuance of a demolition permit to provide for

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additional and alternative documentation of the historic 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: **Section 17.65.070(B) and Section 17.65.070(C) are satisfied.**

Notice of the Historic Landmarks Committee's consideration of the Certificate of Approval application was mailed to property owners located within 300 feet of the historic resource. An additional public notice was mailed to property owners located within 300 feet of the historic resource to notify those owners of the applicant's request to continue the application and have the application reviewed by the Historic Landmarks Committee at their November, 28, 2018 meeting. Copies of the written notices provided to property owners are on file with the Planning Department.

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Chuck Darnell

From: Michael Hafner <hafnerm93@gmail.com>
Sent: Friday, October 19, 2018 10:22 AM
To: Chuck Darnell
Subject: 180 NE 7th Street Historical Research

Hi Chuck,

I won't be able to come to the Historic Landmarks meeting on Wednesday. But I have done some research on the history of 180 NE 7th street. I would call it the A.W Christensen House, as A.W. and his wife Grace lived there the longest, for over 30 years. A.W. was also a prominent local auto dealer.

I used phone directories from YCHS and the McMinnville Library to find occupants over the years. The list of occupants is incomplete, as some years are missing, and I would need a lot more time to skim through the names.

180 Maple Street (becomes **180 7th Street** summer 1928)

House likely built 1922-1924 The house next door (142 Maple) first appears in the directory of April 1923. While 180 Maple first appears in the June 1924 directory.

1924 Bayes, C

1925-1927 Unknown

1928-1932 Louis C. Braly

1932-1935 Unknown

1935-1966 Anton W. Christensen and Grace Christensen

1967 Grace Christensen moves from 180 7th

1967-1970 Unknown

1971-1974 Grodio, Hester and Letcher, Lester (renters?)

1975 Unknown

1976 Huit, Ralph

1977 Converted to Office Space

Anton W. Christensen October 27, 1881- March 30, 1966

Born October 27, 1881, in Atlanta, Iowa, to Nels and Mary Christensen, he was raised in South Dakota, moving to Eugene at the age of 18. (He married Azza Humphrey in 1904.) On August 7, 1928, he married Grace Duzan in Vancouver, WA. A.W. was in the automobile business for over 50 years, having been with Packard dealers in McMinnville from 1946 to 1961. He was a member of McMinnville BPOE 1283.

Here is a News Register photo of him from 1957

<https://newsregister.zenfolio.com/p860371513/e77bc25d2>

Here is a 1904 wedding photo of Anton with his first wife (She didn't live in the house)

https://images.findagrave.com/photos/2013/81/90693019_136409683289.jpg

I'll be on a camping trip this weekend. Let me know if you have any questions and I'll try to reply after I get back.

Michael Hafner

Chuck Darnell

From: Margaret Wallace <margaretcoxwallace@yahoo.com>
Sent: Monday, October 22, 2018 12:40 PM
To: Chuck Darnell
Subject: 7th St. demolition

Dear Mr. Darnell,

I am unable to attend the meeting at 3 pm today, but I want to convey my concern about the possible demolition of the historic building at 180 NE 7th. I own 205 NE 6th and am in the process of restoring and repairing it. The charm of that part of town is that it retains so many of its historic buildings. So, a big question for me is what would be put in its place. Something cheaply built and of a completely different character? Then, no, that's a terrible thing to do to that neighborhood. There are several such buildings in that block already and I would be distressed to see things move further in that direction.

All of the buildings lining Baker on the opposite side are historic and nicely restored (except mine, but it's in process!) Those buildings extend the period charm of 3rd St further out several blocks and add a great deal to the charm of that major thoroughfare.

I really regret that I can't be at the meeting today. I have a prior commitment that I can't budge. But I want to be involved in the discussion. Please let me know if there will be more meetings or if there are other ways I can do that. Thank you so much.

Sincerely,
Margaret Wallace

Sent from my iPhone