



**Planning Department**  
 231 NE Fifth Street o McMinnville, OR 97128  
 (503) 434-7311 Office o (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
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## Certificate of Approval (Alteration)

### Applicant Information

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

Applicant Name TM Rippey Consulting Eng. Phone 503-443-3900

Contact Name Ralph Turnbaugh Phone 503-443-3900  
*(If different than above)*

Address 7650 SW Beveland St., Suite 100

City, State, Zip Tigard, Or 97223

Contact Email rturnbaugh@tmrippy.com

### Property Owner Information

Property Owner Name Larry Cummings Phone 503-434-2456  
*(If different than above)*

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

Address 331 NE Baker St / 337 NE Baker St

City, State, Zip McMinnville, Or 97128

Contact Email Larry@Primisys.com

### Site Location and Description

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

Property Address 331 NE Baker St / 337 NE Baker St

Assessor Map No. R4420 - AD - 07600 Total Site Area 3,000 sf

Subdivision \_\_\_\_\_ Block 8 Lot 2

Comprehensive Plan Designation Commerical Zoning Designation C-3

1. What is the classification of the historic building? Secondary Significant Contributing  
Moore Architecture

2. Architect Name Moore Architecture & Design, LLC Phone 503-784-5070  
(Engineer or Other Designer)

Contact Name Linda Cameron Phone \_\_\_\_\_

Address 2327 Market St. Dr.

City, State, Zip Portland, Or

Contact Email linda@moorearchdesign.com

3. Contractor Name Oregon Home Improvement Phone 503-636-6248

Contact Name Nate George Phone \_\_\_\_\_

Address 17255 SW Pilkington Rd

City, State, Zip Lake Oswego, Or 97035

Contact Email ohi@ohico.com

4. The existing use of the property. Office - IT consulting services

5. The intended use of the property. Office - IT consulting services

6. Attach a written narrative that describes:

A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);

***Refer to Exhibit A for response.***

B. How the proposed project meets the applicable Comprehensive Plan policies;

***Refer to Exhibit B for response.***

C. How the proposed project meets the applicable design standards and guidelines, which are as follows: ***Refer to Exhibit D for response.***

- a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;

D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;

Refer to Exhibit D for response.

E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and

Refer to Exhibit D for response.

F. The physical condition of the historic resource, and how the condition relates to the proposed project.

Refer to Exhibit D for response.

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.

Refer to Exhibit E for response.

Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.

Refer to Exhibit E for response.

Photographs and/or drawings of the existing structure.

Refer to Exhibit F photographs showing building during 1940s, prior to 4.22.2018 and current status.

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

6/29/18  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Property Owner's Signature

7/3/18  
 \_\_\_\_\_  
 Date

## **Narrative for Certificate of Approval Application & Downtown Design Standards & Guideline Application**

Please find additional narrative for:

- Project Overview (Exhibit A)
- Comprehensive Plan Policies (Exhibit B)
- Downtown Design Standards and Guidelines narrative (Exhibit C)
- Guidelines for Historic Preservation Narrative / SOI Standards for Rehabilitation for Rebuilt Façade (Exhibit D)
- Drawings: Site Plan & Architectural Drawings (Exhibit E)
- Photographs (Exhibit F)
- National Register of Historic Places inventory list dated 1987 (Exhibit G)

### **Exhibit A – Project Overview**

The proposed project is limited to rebuilding the destroyed façade of 337 N Baker Street. The project's goal is to restore the façade to its previous historic character, as required by the City of McMinnville's Historic Preservation ordinances. Distinctive elements, materials, features and spatial relationships based on a circa 1940's photograph will be reconstructed. This photo is the oldest archived resource found which provides insight to the original 1928 design intent. Under the *Secretary of the Interior's Standards for Treatment of Historic Properties and Guidelines for the Preserving, Rehabilitating, Restoring and Reconstructing Historic Building*, this project has been evaluated under the lens of Rehabilitation standards since limited documentation was available to meet the criteria of Reconstruction standards.

### **History:**

337 Baker Street is located in the Historic Downtown District of McMinnville. The property is classified as secondary significant contributing to the Historic District on the National Register of Historic Places.

Built in 1928, the building served as an automobile repair garage with retail space. The building is currently being used for commercial office space and has been serving in this capacity for over 25 years. The proposed renovation will not alter the character of the building nor alter its potential to be revert back to a retail space in the future.

Prior to the accident, the building had undergone several moderate renovations which consisted of replacement of the wood storefront assemblies to aluminum storefront, elimination of the clerestory transoms, relocation of entry door to south bay and adding a garage door in the north bay.

### **Existing Condition:**

The main façade was damaged due to an accident on April 22, 2018, when a passenger vehicle drove through the front wall destroying the painted brick veneer and damaging the structure supporting the veneer. The damage was severe enough to require demolition of the façade for safety reasons. The original brick and structure on the east façade could not be saved. Currently the building's facade has temporary shoring and plywood cover.

### **Proposed Project in Detail**

The construction will consist of replicating the building's original three bay design with a recessed center entry. The façade will be faced in a standard size red brick with a running bond pattern. Articulation of brick detailing will consist of a step cornice, a soldier course at the base of the building and above each bay opening.

Infill components at each bay will be recessed from the primary plane of the building. The south bay's painted wood storefront windows will sit on a brick bulkhead and have a divide transom above. The sill of the storefront will align with the adjacent 321 NE Baker Street building in order to give a sense of continuity to the streetscape.

The center bay will have a divided transom, aligned with the adjacent south bay transom, and a recessed entry alcove below. The entrance will consist of a pair of partial glazed wood doors. The north door will be fixed in place. The doors are flanked by sidelights and a transom above. Painted decorative wood panels below the sidelights will continue the line of the adjacent bulkhead.

The north bay will retain the garage door for service access although the door's design will mimic the historical proportions and characteristics of the south storefront bay. The overhead door will incorporate glazing and wood trim to simulate the transom and storefront configuration. A waiver is requested for the overhead door. Although not original to the 1940s design, the north bay has functioned as an access point for the building and was mentioned in the National Register of Historic Places inventory list dated 1987. The overhead door infill will not alter the overall massing. The door's design allows flexibility so at a later date if the building reverts back to retail, a storefront infill can be installed to match the south bay.

A building mounted sign, replicating the historic character, form, materials and size illustrated in the 1940s photograph will be located above the Main entry.

End of Section - Exhibit A

## **Exhibit B Comprehensive Plan Policies**

***Goal: To preserve and protect sites, structures, areas, and Objects of Historical, Cultural, Architectural, or archeological significance to the City of McMinnville.***

***Comprehensive Plan Policy: 15.00 The City of McMinnville shall establish a program for the identification and preservation of significant sites, structure, objects and areas.***

**Finding:** The applicant is filing under the established program set by the City of McMinnville to preserve significant sites, structure, objects and areas. The goal of the proposed project is to restore the façade to its previous historic character, by use of distinctive elements, materials, features and spatial relationships based on a circa 1940s photograph (Exhibit F).

***Comprehensive Plan Policy: 16.00 The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.***

**Finding:** The applicant will be applying for the McMinnville Urban Renewal Agency's Façade Improvement Grant to help replicate a building sign. The design is based on the historic 1940s photograph.

***Comprehensive Plan Policy: 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.***

**Finding:** The program is applying for approval under chapter 17.59 Downtown Design Standards and Guidelines along with Chapter 17.65 Historic Preservation.

End of Section - Exhibit B

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## **Exhibit C Downtown Standards and Guidelines Narrative**

The following is our responses to how the building design complies with the Downtown Design Standards and Guidelines chapter the McMinnville Zoning Ordinance:

### **17.59.030 D– Review Process – Waiver Process**

**17.59.030 D:** A guideline or standard contains in this ordinance may be waived as part of the design review process when it can be demonstrated that the proposed design satisfies or exceeds the downtown design goals and objectives of this ordinance.

#### **Overhead door at north bay**

**Finding:** Overhead door at north bay waiver meets waiver requirements.

A waiver is requested to maintain the overhead door location at the north bay of the building. Although not original to the 1940s design, the north bay has functioned as an access point for the building and was mentioned in the National Register of Historic Places inventory list dated 1987, refer to Exhibit G.

Prior to the accident there was a garage door located in this bay along with a curb for vehicle access. The vehicle access is crucial to the Owner's business and is required for the purpose of loading and unloading large computer equipment.

The door's design will mimic the historical proportions and characteristics of the south storefront bay. The overhead door will incorporate glazing and wood trim to simulate the transom and storefront configuration. The overhead door infill will not alter the overall massing. The door's design allows flexibility so a storefront infill can be installed to match the south bay, if the building at a later date reverts back to retail.

#### **17.59.050 (B)(3)(c): Storefronts**

**Finding:** The proposed design does not meet this requirement thus requests a waiver from this requirement is requested. The original storefront configuration did not meet the 70% glazing. The proposed elevation is consistent with the SOI Guidelines for Historic Preservation by preserving the building's proportion in relation to the storefront glazing verses the brick piers.

### **17.59.050 – Building and Site Design**

**17.59.050 (A)(1):** Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.

**Finding:** The building is currently meets this requirement and proposed design does not change to setback.



**17.59.050 (A)(2):** Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

**Finding:** Not applicable. No exception requested.

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

**Finding:** The massing remains unchanged. The configuration of the first level reverts back to the original design by locating the entry to the center recessed bay. The building is compatible with the adjacent buildings thus meeting the criteria.

Building is not located at a street corner or intersection therefore the two story does not apply.

**17.59.050 (B)(2):** Where buildings will exceed the historical sixty feet in width, the facade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.

**Finding:** The existing building is 50'-0" wide thus not applicable. No exception required.

**17.59.050 (B)(3)(a):** Storefronts....should include the basic features of a historic storefront, to include a belt course separating the upper stories from the first floor.

**Finding:** Not applicable. Building is only one story.

**17.59.050 (B)(3)(b):** Storefronts ....should include the basic features of a historic storefront, to include a bulkhead at the street level.

**Finding:** The proposed design meets this requirement by restoring a brick bulkhead in the south bay as shown in the 1940 image.

The two-wood overhead door are referenced in the original inventory of historic resources on the downtown for 337 Baker Street. Only one garage door will be retained in the north bay for service access as allowable per the SIO standards for Rehabilitation. This access is required due to the nature of the current Owner's business. The alteration from the 1928 design preserve the historic character of the building by creating the bulkhead feature via wood trim.

**17.59.050 (B)(3)(c):** Storefronts ....should include the basic features of a historic storefront, to include a minimum of seventy (70) percent glazing below the transom line of at least eight feet

above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

**Finding:** The proposed design does not meet this requirement. The original storefront configuration did not meet the 70% glazing. A waiver is requested for this standard. The proposed elevation is consistent with the OSI Guidelines for Historic Preservation by preserving the building's proportion in relation to the storefront glazing verses the brick piers.

**17.59.050 (B)(3)(d):** Storefronts ....should include the basic features of a historic storefront, to include a recessed entry and transom with transparent door.

**Finding:** The proposed design meets this requirement by restoring the entry to the center bay, providing wooden storefront windows with transoms above and wood door with glazed light.

**17.59.050 (B)(3)(e):** Storefronts ....should include the basic feature of a decorative cornice or cap at the roofline.

**Finding:** The proposed design meets this requirement by rebuilding the single stepped cornice.

**17.59.050 (B)(4):** Storefronts ....should include orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

**Finding:** This requirement is met. No change to roof line, refer to architectural elevation in Exhibit E, sheet A1.

**17.59.050 (B)(5):** The primary entrance to a building shall open on to the public right-of- way and should be recessed.

**Finding:** This requirement is met. Entry door is recessed and located along NE Baker Street, refer to response 17.59.50(B)(3)(d).

**17.59.050 (B)(6):** Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

**Finding:** This requirement is met. The windows are recessed with in the 3 bays, refer to architectural elevation in Exhibit E, sheet A1.  
Building is one story so upper floor window orientation is not applicable.

**17.59.050 (B)(7):** The scale and proportion of altered or added building elements, such as new

windows or doors, shall be visually compatible with the original architectural character of the building.

**Finding:** No change to windows or doors. No additional elements added. Elements are replicating the scale and proportions documented in the 1940s historic photograph. Not applicable.

**17.59.050 (B)(8):** Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

**Finding:** This requirement is met. The building's base will be brick veneer, refer to architectural elevation in Exhibit E, sheet A1.

**Section 17.59.50(C) - Building Materials.**

**Section 17.59.50(C)(1)** Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

**Finding:** This requirement is met. The building's façade's main material will be running bond red brick with painted wood accent panels at entry.

**Section 17.59.50(C)(2)** The following materials are prohibited for use on visible surfaces (not applicable to residential structure):

- a. Wood, vinyl, or aluminum siding;
- b. Wood, asphalt, or fiberglass shingles;
- c. Structural ribbed metal panels;
- d. Corrugated metal panels;
- e. Plywood sheathing, to include wood paneling such as T-111;
- f. Plastic sheathing; and
- g. Reflective or moderate to high grade tinted glass.

**Finding:** This requirement is met. None of the above-mentioned materials will be used.

**Section 17.59.50(C)(3)** Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the facade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).

**Finding:** This requirement is met. The colors to be used are Miller Paint:

- Main color: Everlasting Sage 0422
  - Accent color: Castaway Beach 0330
- Refer to Exhibit E, sheet A3 for color swatches

above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;

**Finding:** The proposed design does not meet this requirement. The original storefront configuration did not meet the 70% glazing. A waiver is requested for this standard. The proposed elevation is consistent with the OSI Guidelines for Historic Preservation by preserving the building's proportion in relation to the storefront glazing verses the brick piers.

**17.59.050 (B)(3)(d):** Storefronts ....should include the basic features of a historic storefront, to include a recessed entry and transom with transparent door.

**Finding:** The proposed design meets this requirement by restoring the entry to the center bay, providing wooden storefront windows with transoms above and wood door with glazed light.

**17.59.050 (B)(3)(e):** Storefronts ....should include the basic feature of a decorative cornice or cap at the roofline.

**Finding:** The proposed design meets this requirement by rebuilding the single stepped cornice.

**17.59.050 (B)(4):** Storefronts ....should include orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

**Finding:** This requirement is met. No change to roof line, refer to architectural elevation in Exhibit E, sheet A1.

**17.59.050 (B)(5):** The primary entrance to a building shall open on to the public right-of- way and should be recessed.

**Finding:** This requirement is met. Entry door is recessed and located along NE Baker Street, refer to response 17.59.50(B)(3)(d).

**17.59.050 (B)(6):** Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

**Finding:** This requirement is met. The windows are recessed with in the 3 bays, refer to architectural elevation in Exhibit E, sheet A1.  
Building is one story so upper floor window orientation is not applicable.

**17.59.050 (B)(7):** The scale and proportion of altered or added building elements, such as new

windows or doors, shall be visually compatible with the original architectural character of the building.

**Finding:** No change to windows or doors. No additional elements added. Elements are replicating the scale and proportions documented in the 1940s historic photograph. Not applicable.

**17.59.050 (B)(8):** Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

**Finding:** This requirement is met. The building's base will be brick veneer, refer to architectural elevation in Exhibit E, sheet A1.

### **Section 17.59.50(C) - Building Materials.**

**Section 17.59.50(C)(1)** Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

**Finding:** This requirement is met. The building's façade's main material will be running bond red brick with painted wood accent panels at entry.

**Section 17.59.50(C)(2)** The following materials are prohibited for use on visible surfaces (not applicable to residential structure):

- a. Wood, vinyl, or aluminum siding;
- b. Wood, asphalt, or fiberglass shingles;
- c. Structural ribbed metal panels;
- d. Corrugated metal panels;
- e. Plywood sheathing, to include wood paneling such as T-111;
- f. Plastic sheathing; and
- g. Reflective or moderate to high grade tinted glass.

**Finding:** This requirement is met. None of the above-mentioned materials will be used.

**Section 17.59.50(C)(3)** Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the facade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).

**Finding:** This requirement is met. The colors to be used are Miller Paint:

- Main color: Everlasting Sage 0422
  - Accent color: Castaway Beach 0330
- Refer to Exhibit E, sheet A3 for color swatches

**17.59.060      Surface Parking Lots.**

**Finding:** This entire section is met. There are no new parking lots proposed for this building. Scope of work limited to rebuilding Building's main façade.

**17.59.070      Awnings.**

**Finding:** This entire section is met. There are no awnings proposed for this building.

**17.59.080      Signs.**

**Section 17.59.080 (A):** The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.

**Finding:** This section is met. A building mounted sign, replicating the historic character, form, materials and size illustrated in the 1940s photograph will be located above the Main entry, Refer to Exhibit E, sheet A2 for sign design.

**Section 17.59.080(B)** Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single. panel.

**Finding:** Only one company occupies the property so requirement is currently not applicable. If at a later date, this situation changes, than the above mention ordinance will be followed.

**Section 17.59080(C):** Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.

**Finding:** No wall signs are proposed at this time so requirement is currently not applicable. If at a later date, this situation changes, than the above mention ordinance will be followed.

**Section 17.59.080(D)** For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.

**Finding:** This entire section is met. The proposed sign will not exceed the maximum of 75'-0" based on the 50'-0" length of the building's frontage.

**Section 17.59.080(E)** The use of the following are prohibited in the downtown area:

1. Internally-lit signs;
2. Flashing signs

3. Pedestal signs and pole-mounted signs;
4. Portable trailer signs;
5. Cabinet-type plastic signs;
6. Billboards of all types and sizes;
7. Historically incompatible canopies, awnings, and signs;
8. Signs that move by mechanical, electrical, kinetic or other means; and,
9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1,2003).

**Finding:** This requirement is met. None of the above-mentioned signs will be used

End of Section - Exhibit C

## **Exhibit D – Guidelines for Historic Preservation Narrative**

### **17.65.060 Exterior Alteration or Remodeling Standards for Rehabilitation**

2a A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships.

**Finding:** The property is currently operating as a commercial office space which is compatible with original use. The original use was an automobile service shop with a retail component. Both uses are allowed under the C-3 zoning designation. The exterior façade will be rebuilt using the historic 1940's image to reconstruct distinctive materials, features and spatial relationships.

2b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

**Finding:** The building's original façade no longer exists due to an accident that destroyed the street façade. The original materials were unable to be salvaged. In lieu of where original materials or elements are missing, the proposed design will replace the distinctive features to match the old in design, color, texture and materials. The features of the proposed façade are based on the historic photo from circ 1940's. Specific elements recorded in the National Register of Historic Preservation are the following:

- Brick façade
- Single stepped cornice
- Recessed entrance
- Three bays
- Brick bulkhead

2c Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

**Finding:** As described above, the building's original façade no longer exists. The proposed design's objective is to replicate the façade back to its previous state based on the historic photo from circ 1940's.

2d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

**Finding:** The proposed façade design is based on the historic photo from circ 1940's. No changes to the facade after the 1940's period have acquired historic significances.



2e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Finding:** As described above, the objective is to rebuild the façade by replicating the distinctive materials, features and finishes back to the documented 1940's image.

2f The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

**Finding:** The building's original façade no longer exists. The proposed design's objective is to replicate the façade back to its previous state based on the historic photo from circa 1940's. New material will match the old in composition, design, color and texture.

2g Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

**Finding:** This requirement is met by repairing existing intact adjacent structure and materials using approved methods as outlined in the SOI Standards for Rehabilitation, where appropriate.

2h Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

**Finding:** There is no known archeological resources.

2i The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.

**Finding:** This requirement is by following the SOI's Guidelines for Historic Preservation as they apply to Rehabilitation as a Treatment.

3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;

**Finding:** The use of this structure has not changed in 25 years and is similar to the original use. The building must rebuild its missing façade. In its current condition, it does not contribute to the public's interest as a historic resource and does not meet the secondary significant contributing designation qualifications. Once the reconstruction of the façade occurs, it will give continuity to the historic streetscape.

4. The value and significance of the historic resource; and

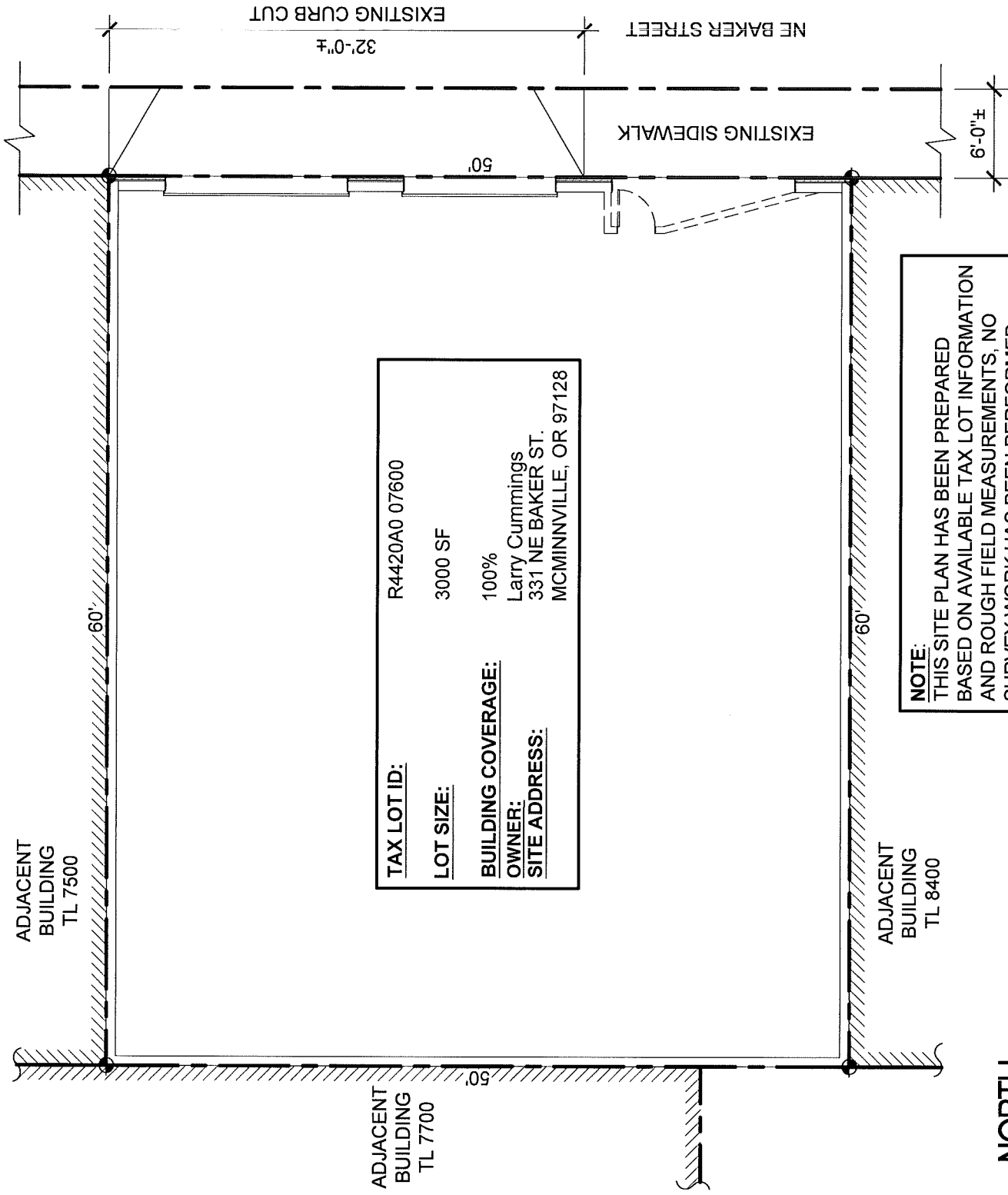
**Finding:** This building is designated as a secondary significant contributing and once the proposed design is implemented will provide a closer historical insight to what the original streetscape looked like in the 1940s.

5. The physical condition of the historical resource.

**Finding:** The current condition finds the building to be absent a main façade, thus it is in poor condition, as mentioned above, once the reconstruction of the 1940s façade occurs, the condition of the resource be able to maintain the secondary significant contributing designation.

End of Section - Exhibit D

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**TAX LOT ID:** R4420A0 07600  
**LOT SIZE:** 3000 SF  
**BUILDING COVERAGE:** 100%  
**OWNER:** Larry Cummings  
**SITE ADDRESS:** 331 NE BAKER ST.  
 MCMINNVILLE, OR 97128

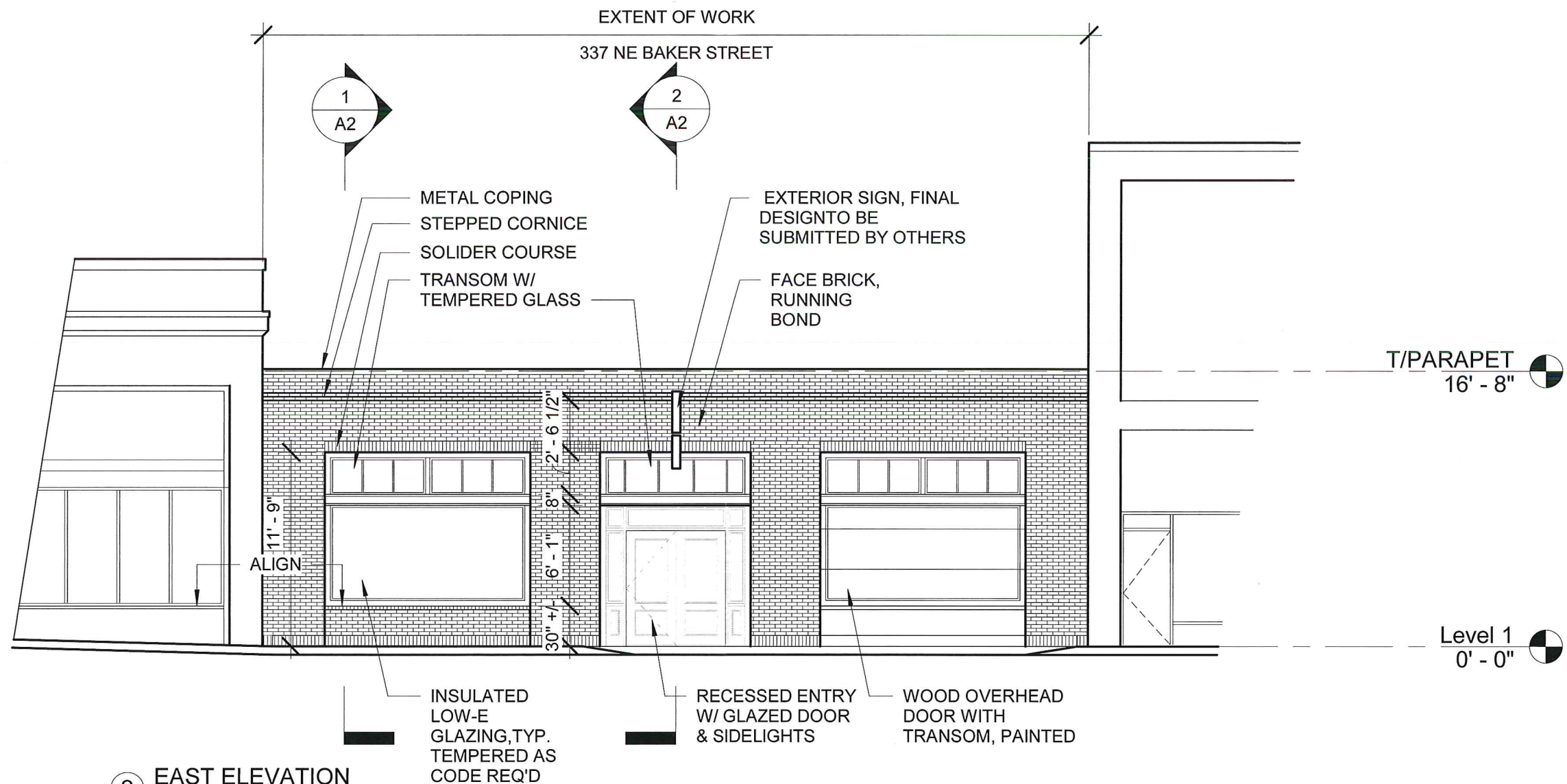
**NOTE:**  
 THIS SITE PLAN HAS BEEN PREPARED  
 BASED ON AVAILABLE TAX LOT INFORMATION  
 AND ROUGH FIELD MEASUREMENTS, NO  
 SURVEY WORK HAS BEEN PERFORMED.



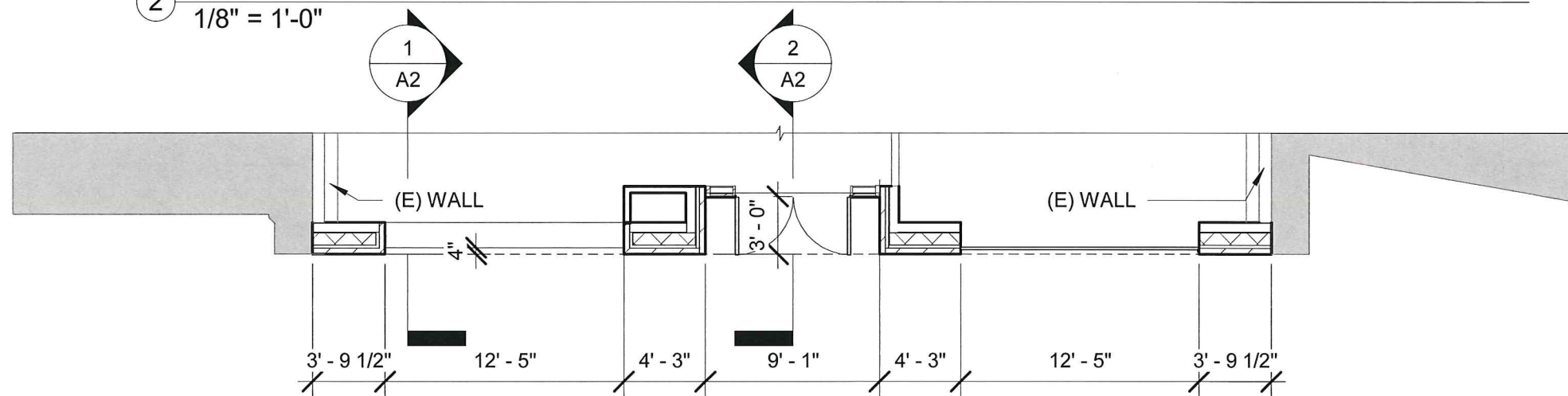
1 SITE PLAN  
 S1.0

SCALE: 1" = 10'-0"

TMR 18001.03 6-28-18 11:11 AM



② EAST ELEVATION  
1/8" = 1'-0"



① Level 1  
1/8" = 1'-0"



Moore Architecture + Design, LLC

Architecture, Planning, Urban Design

2327 SW Market Street Dr., Portland, Oregon 97201

Tel: 503.784.5070 / 503.708.3165

Email: moorearchdesign.com

337 NE Baker St

337 NE Baker Street / McMinnville, Oregon 97128

EXHIBIT E

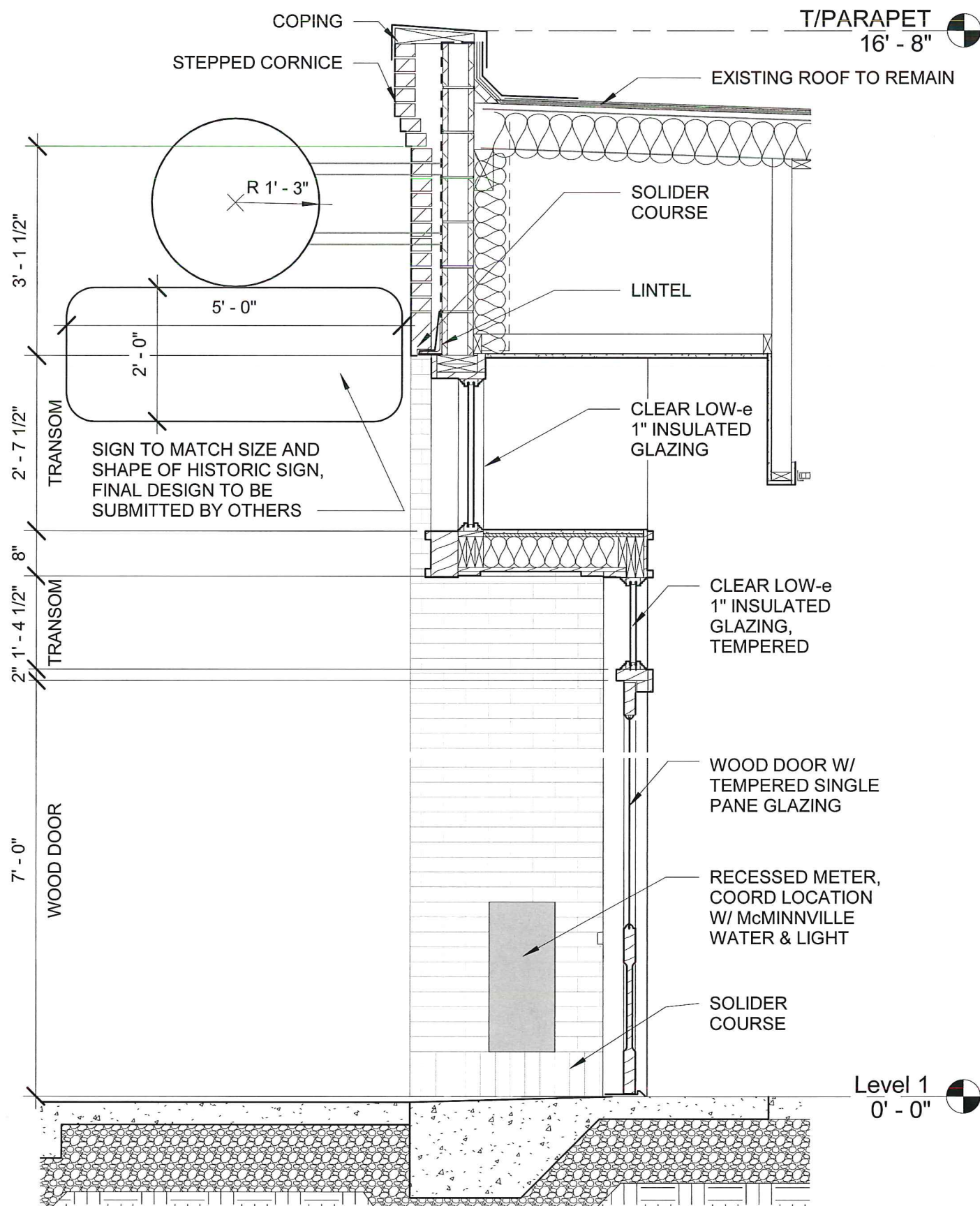
FOR REFERENCE ONLY - NOT FOR CONSTRUCTION

HISTORIC REVIEW

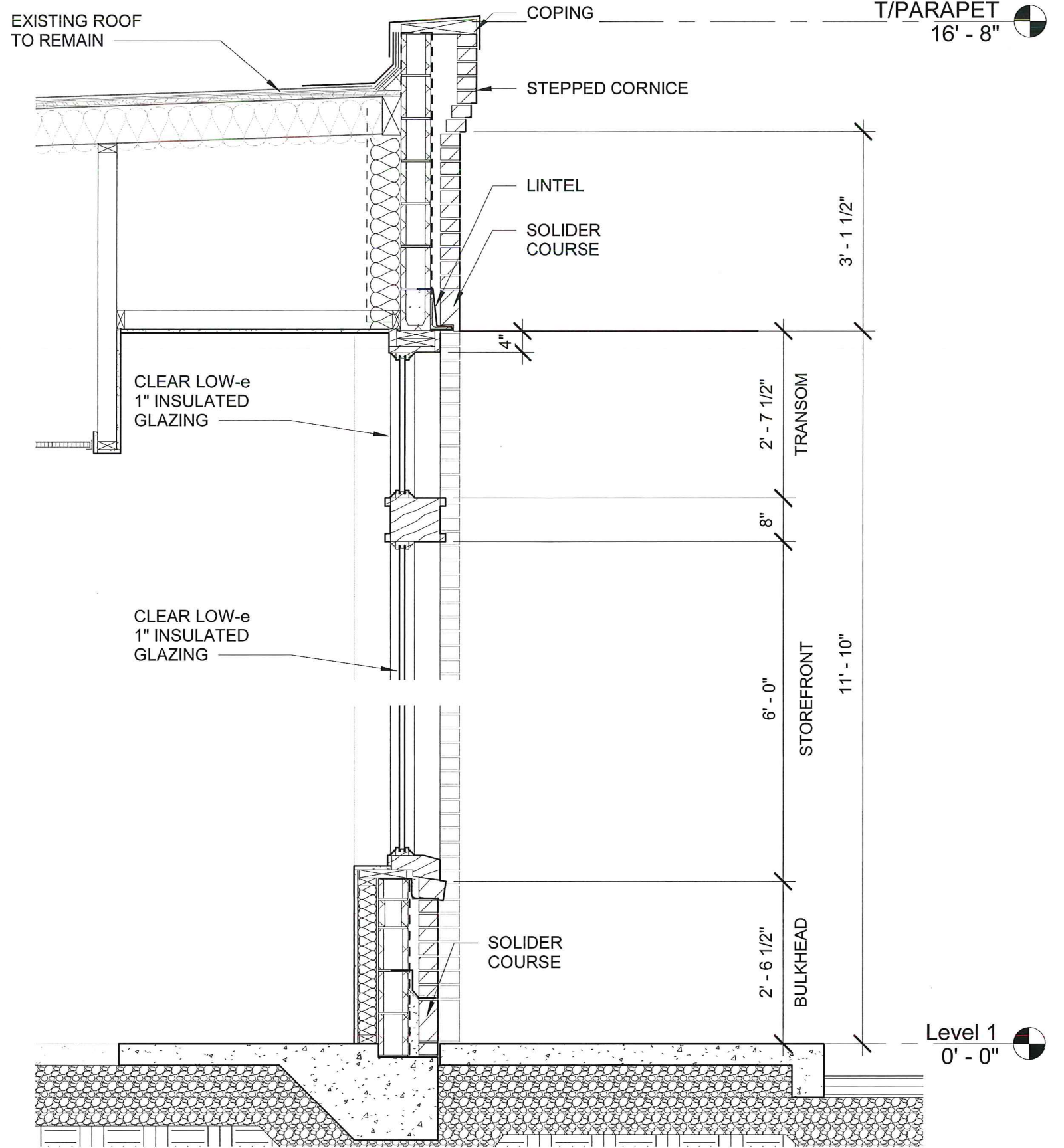
06/28/18

Sheet No.

A1



2 Section 2  
1/2" = 1'-0"



1 Section 1  
1/2" = 1'-0"

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HISTORIC REVIEW

06/29/18

Sheet No.

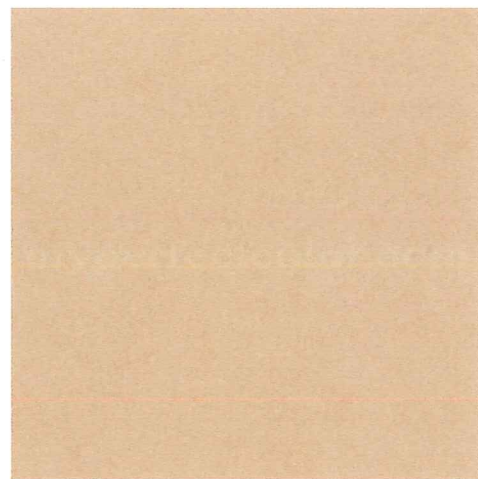
A2



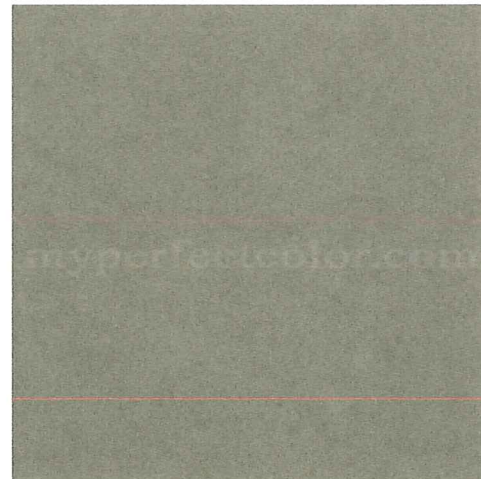
PERSPECTIVE LOOKING NORTH



BRICK - INCA, MISSION TEXTURE  
MUTUAL MATERIALS



PAINT ACCENT COLOR:  
CASTAWAY BEACH 0330  
MILLER PAINT



PAINT MAIN BODY:  
EVERLASTING SAGE 0422  
MILLER PAINT



PERSPECTIVE LOOKING SOUTH

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**HISTORIC REVIEW**

06/29/18  
Sheet No.

**A3**

**Exhibit F: Photographs**



Photograph:  
337 NE Baker Street McMinnville, OR – circ 1940s

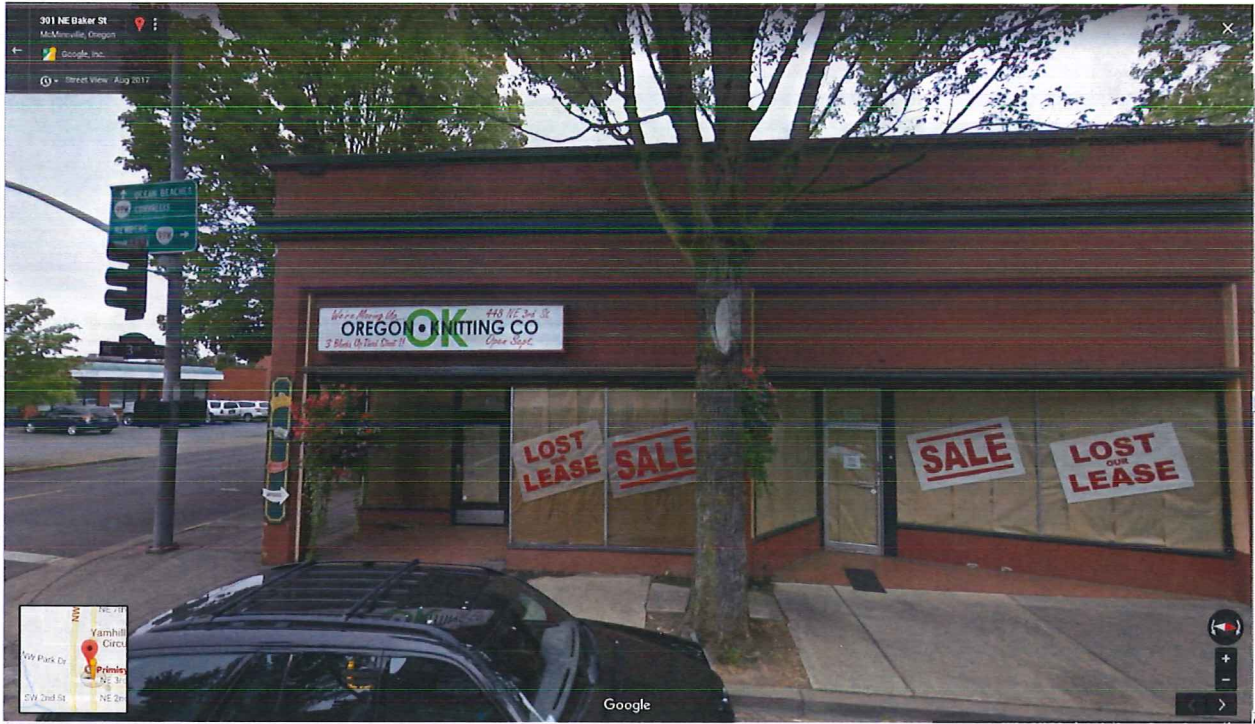




331 NE Baker St aka 337 N Baker Street prior to April 22, 2018 accident



331 NE Baker St aka 337 N Baker Street – current state



301 NE Baker Street – south of proposed project



321 NE Baker Street – south of proposed project



341 NE Baker Street – north of proposed project

End of Section - Exhibit F

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 4

2 ADDRESS: 337 Baker Street  
 CLASSIFICATION: Secondary Significant Contributing  
 OWNER: SCS Enterprises, Inc.  
 % Stanley Giddings  
 337 N. Baker  
 McMinnville, Oregon 97128  
 ASSESSOR MAP: 4420 AD TAX LOT: 7600  
 PLAT: Original Town LOT: 2 BLOCK: 8  
 YEAR BUILT: ca. 1928 STYLE: Commercial  
 ALTERATIONS: moderate USE: Commercial

DESCRIPTION: This square one-story painted extruded brick building has a single stepped brick cornice, a recessed entrance with original brick bulkheads, aluminum frame storefronts and door. The building is separated into three bays, two of which contain wooden garage doors.

~~3 ADDRESS: 339 Baker Street  
 CLASSIFICATION: Primary Significant Contributing  
 OWNER: George McNeely - Family Trust  
 Route 2, Box 404  
 Gaston, Oregon 97119  
 ASSESSOR MAP: 4420 AD TAX LOT: 7500  
 PLAT: Original Town LOT: 1 BLOCK: 2  
 YEAR BUILT: 1910 STYLE: Commercial  
 ALTERATIONS: 1978 USE: Commercial~~

~~DESCRIPTION: This rectangular two-story brick commercial building has been covered with stucco on the facade. The stucco has been scored to imitate stone. The building facade has three bays with two one over one double-hung wood sash windows in each end bay at the second floor level. The ground floor consists of two storefront bays flanking a central bay with a plywood door and glass block transoms. The storefront bays have recessed entrances with wood frame plate glass windows, stuccoed transoms and wood frame door and transom. Bulkheads and piers are stucco. The north side of the building is original intact brick with six arched one over one double hung wood sash windows on the second floor. The ground floor has one arched door opening at the north end. The cornice line on the north side is interrupted by four evenly spaced chimney-like projections.~~

~~The building appears on a 1912 Sanborn Fire Insurance Company Map with "lodging" on the second floor and a grocery and variety store on the first floor. In 1928 the whole building was occupied by a secondhand store. Frank Wilson bought the building in the 1930's and operated a carpet store here until 1975.~~