



HL 1-20

Branch Geary, Inc.  
128 NW 8th Street  
McMinnville, Oregon 97128

RECEIVED

JAN. 07 2019

COMMUNITY DEVELOPMENT  
CENTER

Property Owner  
Gerald Duane Legard  
223 21st Street  
McMinnville, Oregon 97128

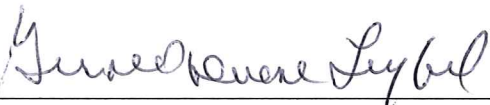
Attn: Planning Department Staff  
City of McMinnville Planning Department  
Community Development Center  
231 NE Fifth Street  
McMinnville, Oregon 97128


Property  
404 NE Irvine Street  
McMinnville, Oregon 97128

Applicant  
Zachary Dean Geary  
Branch Geary, Inc.  
128 NW 8th Street  
McMinnville, Oregon 97128  
zack@branchgeary.com

I, Gerald Duane Legard, give authorization to the referenced applicant to represent the request to remove the property, 404 NE Irvine Street, McMinnville, Oregon, from the Historic Resources Inventory. Please direct all future requests for information and correspondence to the applicant.

Thank you.

  
\_\_\_\_\_  
Gerald Duane Legard | Property Owner

  
\_\_\_\_\_  
Date

Branch Geary Inc.  
CCB# 229259  
128 NW 8th Street  
January 7, 2020

## Historic Resources Inventory Amendment

This application narrative is submitted to request the removal of the structure located at 404 NE Irvine Street, McMinnville, OR 97128, from the McMinnville Historic Resources Inventory, per the process described in Section 17.65.030 and 17.65.030(F) of the McMinnville Municipal Code.

The structure residing at 404 NE Irvine was, according to the Historic Resources Survey sheet, constructed in 1925. It was rated as “Environmental”, and assigned a resource number of D800, as part of the Historic Resource Evaluation process via survey on July 31, 1980 by Gary and Beth Westford. Following the survey, the house was identified for the process outlined in Appendix 4, underwent a two-step evaluation process, then assigned a designation. The house was never evaluated or scored in the point scoring process.

From Appendix A:

“In general, resources given the highest scores were considered to be important due to historical association or architectural integrity, uniqueness, or quality. These resources were titled “significant resources”. The resources which received average scores were classified as “contributory resources” and were considered to enhance the overall historic character of a neighborhood or the City. The removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville. The third, or lowest class included resources which did not necessarily contribute to the historic character of the community but did create the background or context for the more significant resources. These resources were called “environmental resources”. The staff added an additional class for those “significant” resources which were outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places. The historic resources in their highest class were titled “distinctive resources”.

Following the above methodology, the structure located at 404 NE Irvine was assigned to “Environmental resources” and thusly was not “important due to historical association or architectural integrity, uniqueness, or quality” (Significant Resource), nor was it “considered to enhance the overall historic character of a neighborhood or the City” (Contributory Resource), or was not “outstanding for architectural or historic reasons and potentially worthy of nomination to National Register of Historic Places” (Distinctive Resource). If “the removal or alteration of contributory resources would have a deleterious effect on the quality of historic continuity experienced in McMinnville” of all properties scored as Contributory has been established, then all those below would be able to be considered and qualify for deletion without deleterious effect.

According to the Historic Resources Survey report for 404 NE Irvine, the house is:

“A one story medium hip roof structure with corner boards and beveled wood siding; a single central interior chimney. All windows are corniced and are double hung sash with plain mouldings. The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.”

The description of the house includes nothing of architectural note or significance, indicating little to no importance, other than the date of it’s construction, 1925. The word “plain” appears multiple times. On the second page of the survey, the home was indicated to be both “B. Good” as well as “C. Fair”, under the “C. Fair” category it was additionally checked that “3. Missing material in small area. roof”, indicating this “Fair” condition is a more accurate condition at the time of the survey.

Our client, Gerald Duane Legard purchased the property in August 2019. Investigation of the property leads to a current assessment to the condition to contain many items of varying degree of severity, all to illustrate the long-term neglect of the house which leads it to have lost the qualities for which it was originally recognized. The “detached apartment” listed in the report appears to not have a continuous concrete foundation but a pier block and framed foundation with little to keep water and animals out and contains no original quality. The front porch’s floor has fallen in to grave disrepair, with a cobbled-together floor of wood, plywood, and shingles - all

sitting on a mess of concrete block, which is not original to the structure. In addition, the roof and structure of the entry porch are sagging away from the house. Lost is the palladian (or catenary arch) that adorned the entry. The siding, an old cedar bevel, has many instances of over and under-driven fasteners that now remain exposed and uncaulked, leading to signs of moisture intrusion and rot. The siding has buckled in and out, with some pieces simply having fallen off. Odd work through the ages shows at areas of the siding where butt-joints meet in the field and don not line up horizontally. Trim and fascia is coming apart, if not already missing altogether, and has lost the qualities for which it was originally recognized. Windows have been painted over, boarded up, smashed, sashes disappeared, and unkept. There seems to be a room addition of unknown date in the rear of the house that has concrete pier block foundation, with little to no moisture prevention. Little to no overhang provides no relief or protection from the weather. HVAC vents have been periodically inserted into the siding. The original door itself is no longer present. The original garage door to the garage doesn't appear to be the same as the current garage door. There is a ~4" hole in the wall from the interior to the exterior. The chimney is no longer in use, as evidenced by the bag over the chimney at the top and the lack of any accessibility inside the house.

McMinnville Municipal Code 17.65.030(F) states:

“Except as provided in subsection E of this section, the Historic Landmarks Committee shall base each decision regarding deletions from the inventory on the following criteria:

1. The resource has lost the qualities for which it was originally recognized; or
2. Additional information shows that the resource no longer satisfies the criteria for recognition as a historic resource or did not satisfy the criteria for recognition as a historic resource at time of listing; or
3. the building official declares that the resource poses a clear and immediate hazard to public safety and must be demolished to abate the unsafe condition.”

In response to 17.65.030(f)1, the resource has undergone little to no maintenance or upkeep to keep the structure healthy. Even the banal qualities outlined in the resource inventory sheet have deteriorated and dilapidated to the point that it no longer even “creates the background or context for the more significant resources”. Many, if not all, of the lost qualities of this home, as simple and plain as they were, are irrevocable. There is no path of restoration to get the siding to original quality.

In response to 12.65.030(f)2, the scoring process for Historic Resources went through a two-step evaluation to list and rank properties. The first step was to get everything available on the list to evaluate, the second was to assign values and scores to each of the units. The scored properties all made their way to Appendix 5, the compendium and ranking of all scored properties. The property 404 NE Irvine, Resource number D800, does not appear listed anywhere, indicating it either wasn't worthy of a score or it scored so low it wasn't worth reporting. The house has no distinctive architectural significance to contribute to the character and story of McMinnville and seem to have only arrived on the list for its construction date and no longer satisfies the criteria for recognition as a historic resource. Because the property was never scored within the guidelines for recognition and classification ranking, it can also be surmised that the property never satisfied the original criteria for recognition as a historic resource at the time of the original survey. If you were to score this home today it would fail to meet the merits of a landmark. The home has no strengths in any category used to tally the scored homes. History: other than its date of construction, 1925, the home has no historical significance. Style/design: the home is attributed no particular architectural style, and no significant craftsmanship or details (in fact it lists plain several times). Integrity: the condition of the home on the assessment is marked as "fair", the next-to-worse designation available. Environment: the neighborhood was and is "changing in character", moving away from the roots of this house and no longer "contributes to the character or continuity of the street or neighborhood" (quotes from Appendix 4, Page 3, under description of 4. environment).

17.65.030(f)3 does not apply in this case.

The concluding statement of Appendix 4 states, "the methodology used for the evaluation of McMinnville's historic resources allows the inventory to be updated and reevaluated." It continues to add, "the inventory is not error free; some resources may be improperly evaluated and recorded. If errors are discovered the process allows the inventory to be corrected and the resources to be reevaluated." We request the committee reevaluate 404 NE Irvine and recognize that the structure does not satisfy the criteria for recognition as a historic resource - that it was never significant enough to score, nor is it now significant enough to keep on the inventory.

Thank you.



Photos of 404 NE Irvine Street



Exterior from 4th and Irvine

Exterior from Irvine







South side of house

Current porch condition (West entry to Irvine)







South side of house (window decay and siding butt-joint exposed)

East side, no foundation, siding bowing out, boarded windows







Window deterioration, missing glass, siding offset, untreated insulation holes

“Apartment” on North end of house







Siding falling off

Siding falling off







East side of garage

Close-up at exposed butt joint and misaligned siding







Large hole through house at East wall

Butt joint and misaligned siding at East wall





Sagging, unoriginal porch



Replaced front door





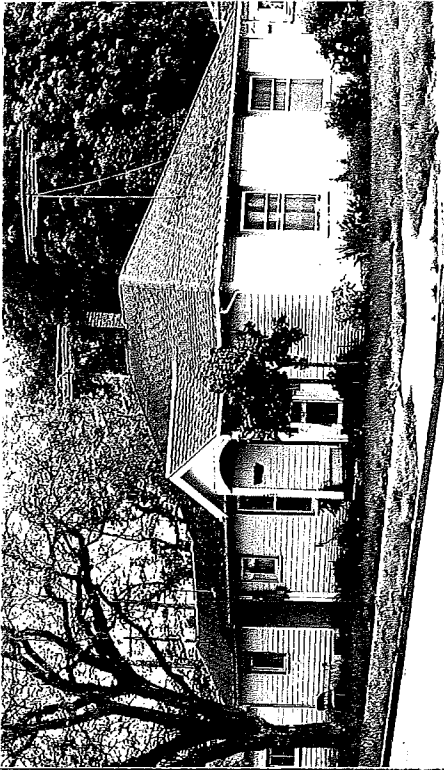
Boarded-up window

Covered chimney





Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon



Site No. 18.19 Aerial Map K-10  
Block 17 Lot 5  
Addition Rowland's  
Tax Lot 1421 BD 2000  
Address 404 N. Irvine  
Common Name -  
Historic Name -  
Present Owner Charles and Alma Talmadge  
Present Use Residence  
Original Use Residence  
Builder or Architect unknown  
Outbuildings Detached garage  
Date of Construction c. 1925  
-Condition Assessment on Reverse Side-

Statement of historical significance and description of property:

A one story medium hip roof structure with cornerboards and beveled wood siding; a single central interior chimney. All windows are corniced and are double hung sash with plain mouldings. The off center east entrance has a door with side lights; the door is corniced with plain moulding and has a projecting one bay pediment porch with plain barge board and a semi-circular arch. It is supported by wood pillars on a small wooden porch. The foundation is concrete. There is an attached low gable extension on the north which appears to be an original small separate apartment. There is also a small hip roof extension on the northeast corner. There is a detached beveled wooden garage.

Condition of structure:

\_\_\_\_\_ A Excellent

  x   B Good

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

  x   C Fair

- \_\_\_\_\_ 1. Holes in walls.
- \_\_\_\_\_ 2. Open cracks.
- x   3. Missing material in small area. roof
- \_\_\_\_\_ 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   Gary and Beth Westford   Date   July 31, 1980  

Sources Consulted: