

Historic Landmarks Committee

Public Meeting
February 27, 2020

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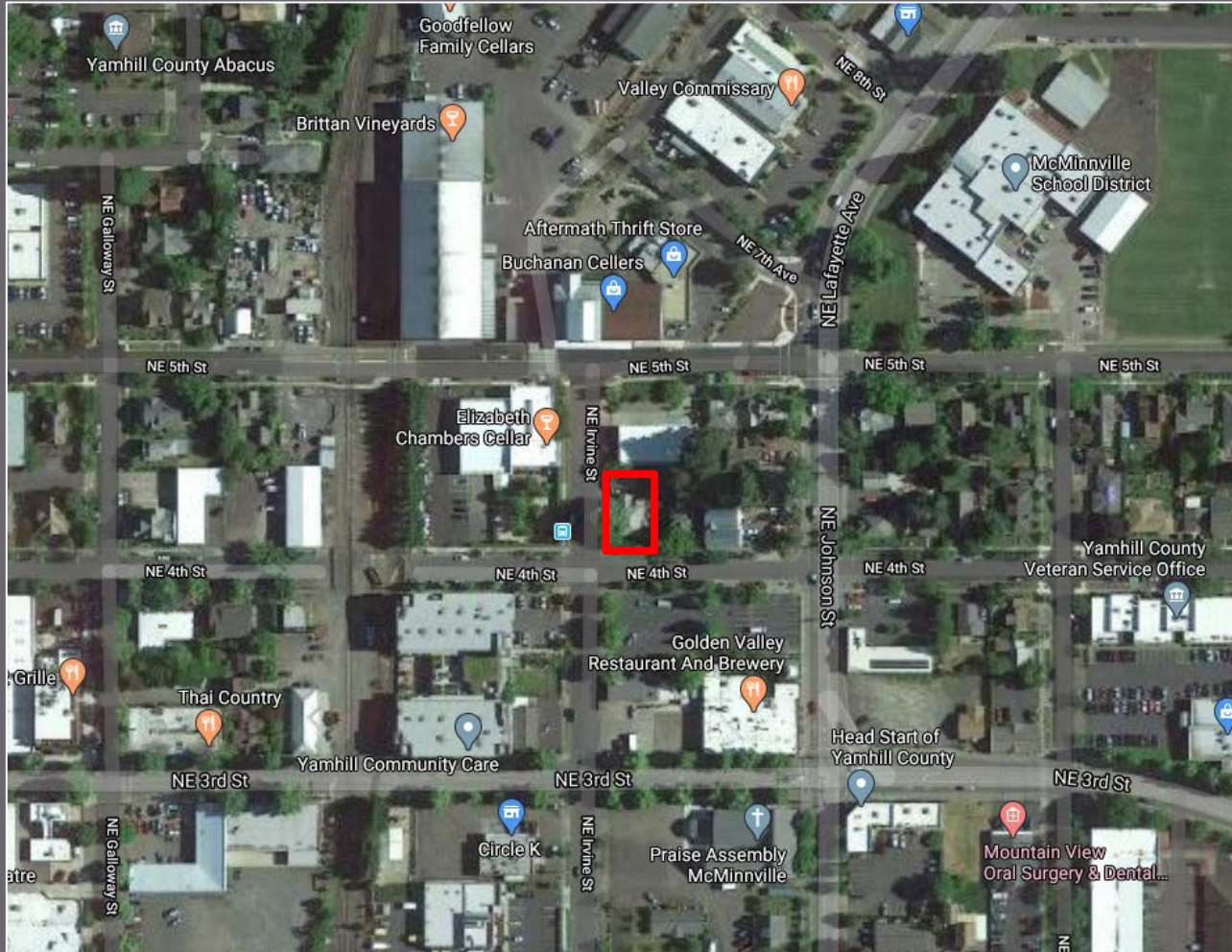
Historic Resources Inventory Amendment Deletion from Inventory

HL 1-20
404 NE Irvine Street

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SITE LOCATION



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PROPERTY INFORMATION

- ❑ **Historic Resource – Building listed as Environmental (D800) on Historic Resources Inventory**



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APPLICATION/REQUEST

- ❑ **Historic Resources Inventory Amendment**
 - ❑ **Request to amend the HRI by removing/deleting the resource at 404 NE Irvine Street**



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HRI DELETION

- ❑ **Section 17.65.030(F): HLC “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.**

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HRI DELETION - REVIEW CRITERIA

- 17.65.030(F)(1): The resource has lost the qualities for which it was originally recognized*
- Applicant provided evidence that building has deteriorated due to lack of maintenance
- Some features/“qualities” from when the resource was originally recognized have been lost:
 - Semi-circular arch within the projecting pediment porch
 - Front door
 - Some window components

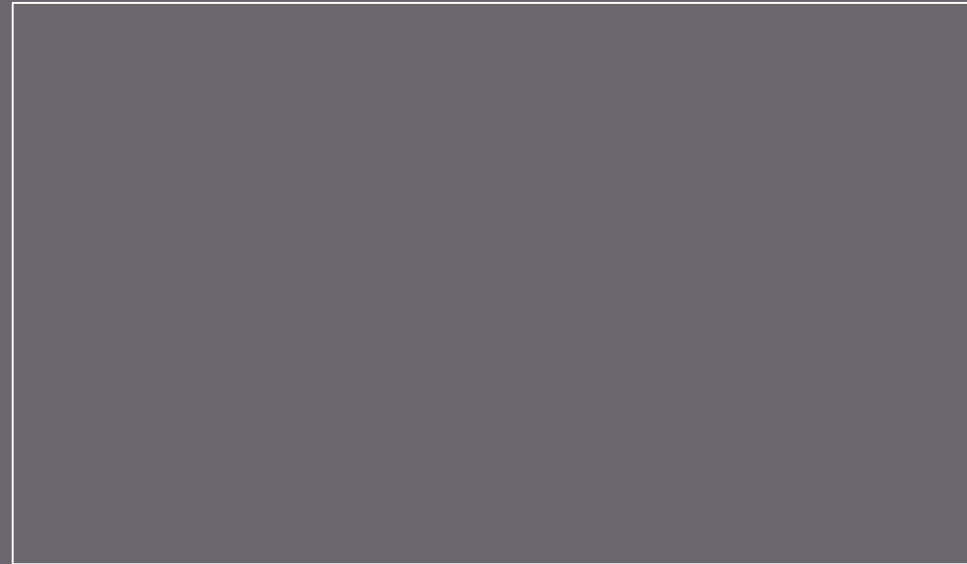


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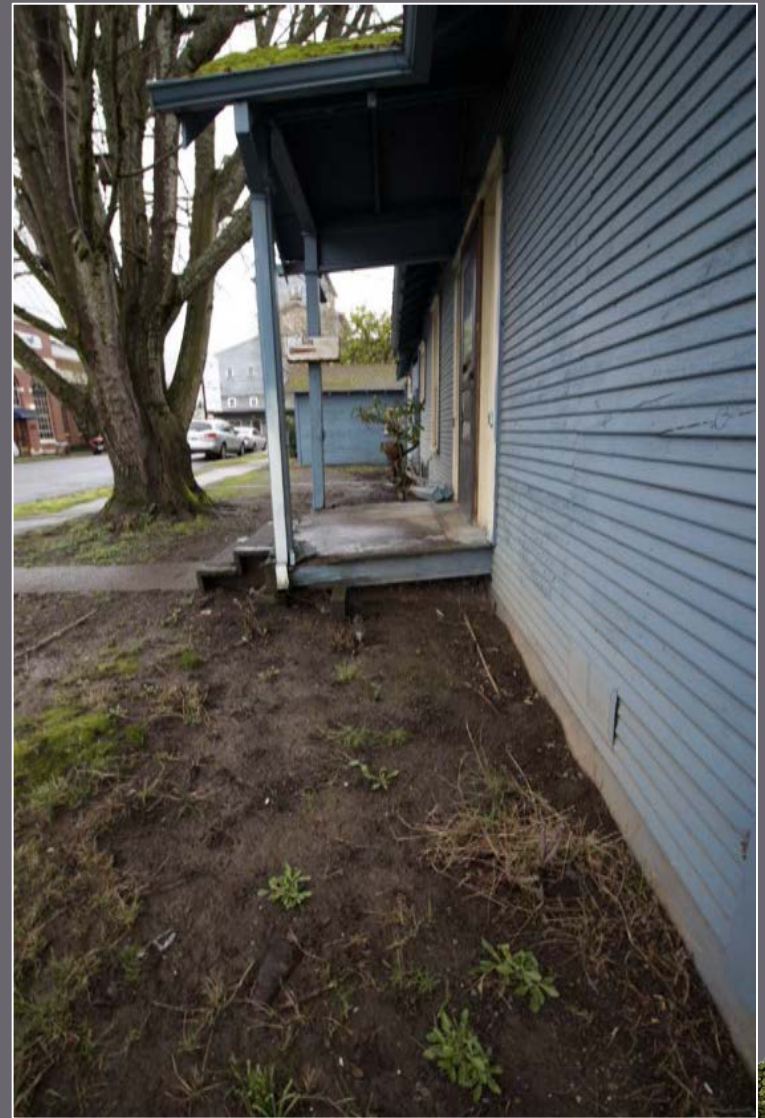
HRI DELETION - REVIEW CRITERIA

- 17.65.030(F)(1): The resource has lost the qualities for which it was originally recognized*
- While deteriorated due to lack of maintenance and in poor condition, many other features remain and have not been completely “lost”**



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HRI DELETION - REVIEW CRITERIA

- 17.65.030(F)(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*
- Applicant completed research into process by which historic resource was evaluated and included on Historic Resources Inventory**
- Evaluation process from Historic Resources Inventory creation:**
 - Survey of structures over 50 years old between 1980-1984**
 - Resources grouped into 4 classifications (Distinctive, Significant, Contributory, and Environmental) in first level of evaluation**
 - Second level of evaluation scored all resources, except Environmental, against 4 categories of criteria (History, Style/Design, Integrity, and Environment)**
 - Resource at 404 NE Irvine Street classified as Environmental during first level, and therefore not scored during second level**

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HRI DELETION - REVIEW CRITERIA

- ❑ Applicant notes language from Appendix 4 of HRI, which was in the description of Contributory 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”
- ❑ Applicant references this language to state that:
 - ❑ “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.”
- ❑ Staff does not agree with the above statement – would create precedent for removal of all Environmental resources
 - ❑ Removal could still have an effect (maybe not “deleterious”)
 - ❑ Process in MMC to be followed to consider each resource & deletion request

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HRI DELETION - REVIEW CRITERIA

- ❑ *17.65.030(F)(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*
- ❑ Applicant argues that resource “no longer satisfies the criteria for recognition”
- ❑ From Appendix 4 of HRI:
 1. **History.** The resource is associated with significant past events, persons, organizations, trends, or values which were important on a city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance. [...]
 2. **Style/Design.** The resource is representative of a particular style or type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designed or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance [...]
 3. **Integrity.** The resource retains original design elements, materials, and character with relatively minor alteration, if any. [...]
 4. **Environment.** The resource contributes to the character or continuity of the street or neighborhood. [...]

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HRI DELETION - REVIEW CRITERIA

1. **History.** The resource is associated with significant past events, persons, organizations, trends, or values which were important on a city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance. [...]
 - No evidence of resource being associated with significant past events, persons, organizations, trends or values

2. **Style/Design.** The resource is representative of a particular style or type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designed or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance [...]
 - 1980 survey sheet does not describe any particular style or type of construction
 - Style/Design criteria describes multiple styles: Bungalow, Rural Vernacular, Queen Anne, and Italianate
 - Other styles/types of construction used in other resource sheets: Revival, Farmhouse, and Colonial

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HRI DELETION - REVIEW CRITERIA

3. **Integrity.** The resource retains original design elements, materials, and character with relatively minor alteration, if any. [...]
- 1980 survey listed resource as both “Good” and “Fair” condition
 - Notes provided under “Fair” condition to describe issues with roof
 - Some features have been lost including “semi-circular arch” within the porch, original front door, and some window components
 - Other building features in poor condition with alterations
4. **Environment.** The resource contributes to the character or continuity of the street or neighborhood. [...]
- Applicant notes that neighborhood is “changing in character”
 - Resource no longer “contributes to the character or continuity of the street or neighborhood”
 - Redevelopment on block in question includes more modern buildings and development that is not compatible with historic development pattern of remainder of block

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STAFF RECOMMENDATION

- ❑ If HLC finds that applicant has provided findings:
 - ❑ Staff recommends APPROVAL based on the evaluation of the resource against the criteria for recognition at the present time (17.65.030(F)(2))
 - ❑ Draft Decision Document with language in findings only referencing consistency with this portion of the applicable review criteria
- ❑ If HLC does not find that applicant has provided adequate findings:
 - ❑ Staff recommends CONTINUANCE to allow applicant to provide additional information

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QUESTIONS?



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