



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

*509 20-000 140 - Ping*

<b>Office Use Only:</b>	
File No.	<i>HL 2-20</i>
Date Received	<i>3-27-2020</i>
Fee	<i>1900.<sup>00</sup></i>
Receipt No.	_____
Received by	<i>SP</i>

## Certificate of Approval (Demolition, Moving or New Construction)

### Applicant Information

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

Applicant Name *Praise Assembly* Phone *503-949-6638*

Contact Name *Joe Pearson* Phone \_\_\_\_\_  
*(If different than above)*

Address *P.O. Box 18*

City, State, Zip *McMinnville, OR 97128*

Contact Email *joe@praiseonline.net*

### Property Owner Information

Property Owner Name \_\_\_\_\_ 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 *207 Johnson*

Assessor Map No. *R4 421 - BD - 06200 -* Total Site Area \_\_\_\_\_

Subdivision *Rowlands* Block *19* Lot *7+8*

Comprehensive Plan Designation *COM* Zoning Designation *C-3*

1. What is the classification of the historic building? residential 0917

2. Architect Name Brad Card Salmon Phone \_\_\_\_\_  
(Engineer or Other Designer)

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

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

3. Contractor Name Joe Pearson Phone 503-949-6638

Contact Name Character Homes of Oregon LLC Phone 503-949-6638

Address 2000 Sailing Ct SW

City, State, Zip McMinnville OR 97128

Contact Email joe@pearsonline.net

4. The existing use of the property. Parsonage

5. The intended use of the property. apartments

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

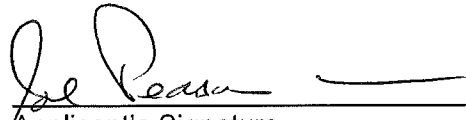
To remove the building to prepare for affordable housing apartments

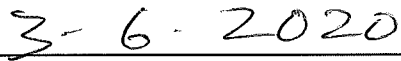
7. Attach a written narrative that describes:
- A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);
  - B. How the proposed project meets the applicable Comprehensive Plan policies;
  - C. The reasonableness of the proposed project and a description 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

  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

May 24, 2020  
Chuck Darnell  
McMinnville Planning Department

This narrative pertains to the following property:  
207 NE Johnson St, McMinnville OR 97128. Tax Lot#: 4421BD-6700



Front of resource at present



Back of resource at present

The structure proposed for demolition is a 2124 sq ft two story, three- bedroom bungalow house with a full unfinished basement. The house was constructed in 1920 as a parsonage for Pastors and their families who served at Full-Gospel Church which later, in the 1950's became McMinnville Assembly of God and finally Praise Assembly in 2014.

The historical resource in question has been described in the statement of historical significance as “a one half story bungalow with basement of weatherboard. Wood frame construction. Most of the windows are double hung, one over one. The dwelling is rectangular in shape, very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.” See “Historic Inventory D917” attached.

The site map and deed are included. See “Trio Information 930 NE 3<sup>rd</sup> St” attached.

**Criteria B1- The city’s historic policies set forth in the comprehensive plan and the purpose of this ordinance**

The purpose of the city’s historic policies is to preserve historical resources with special historical, architectural or cultural significance while improving property values and

strengthening the economy. This resource lacks significance required to meet the purpose of restoring it and much of the historical value has been diminished due to various remodeling. Additionally, restricting the demolition of this resource will hinder the applicants ability to move forward with an alternative action of great value to the citizens of McMinnville by providing 14 affordable housing apartments as well as the opportunity to increase the property value with this multi million dollar facility and subsequent projects listed below, all of which strengthen the city economy by providing resources and opportunities for it's citizens.

**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 restoration.**

Within the past 25 years the house has been used for church offices, Class rooms, temporary housing and storage. Over this extended period of time there have been additions and renovations but the quality of workmanship and the materials used were not consistent with code requirements or preserving the historical integrity of the house. The house is currently being vacated because of the poor conditions and will not be suitable for economic use without substantial repairs. The cost to repair and preserve the structure are provided on an estimate sheet in the addendum. We believe these costs are not within a reasonable range to restore the historical integrity of this house given the current economic use.

The proposed action we would like to take after demolition is the construction of a 14 unit affordable housing apartment complex to meet a current community need and increase the economic value of the property. The new structure will include a full seismic upgrade, a fire protection system, new electrical and plumbing systems, improved exterior lighting and improvements for accessibility and egress. Our architectural design elements and proximity to the downtown area will greatly increase the appeal of the neighborhood and provide housing and amenities for the community. Additional proposed enhancements to the city block include a playground, community center, updated parking lots and daycare facility. All of these projects are contingent on the demolition of the existing structure. The proposed project designs are attached. See "Praise Assembly ground floor, Praise assembly 2<sup>nd</sup> floor and Praise Assembly 3<sup>rd</sup> floor"

It is reasonable to pursue the proposed demolition and alternative action described above because of both the lack of historical and economic value in the current structure as well as the public interest served by providing low income housing for citizens in our community. While no one would argue that there is great purpose in retaining our past, the citizens of McMinnville who currently reside in our community would benefit more greatly from the additional housing provided by the alternative proposed. Because the structure serves historical purpose in name only after various remodels and deterioration of the original historic aspects, there is little loss in demolition of the property.

**Criteria B3- The value and significance of the historical resource**

There is currently little value in the existing structure. The property is tax exempt currently and therefore no current tax value exists for the city. With the current deterioration of the structure it is hazardous to occupants and it cannot be rented or leased for any value.

D917, the historic resource in question, has little historical significance according to the evaluations done by the historic landmarks committee in the 80's. According to the records included this resource was a "Stage 1 Evaluation". Only the top three categories of stage 1 evaluations went on to the Stage 2 Evaluation. Appendix 5 has the scoring from this Stage 2 Evaluation. If you look at Appendix 5, there is no score provided for resource number D917. Therefore, it is likely to assume that it was scored as the lowest category in the Stage 1 Evaluation, which is described in Appendix 4 as "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". Therefore we conclude that this resource is listed on the historical resource list simply because it existed at a certain time in a certain part of town, not for any unique characteristics or history related to this resource. See "Historical resources inventory appendix 4 and 5" attached.

#### **Criteria B4- The Physical condition of the historical resource**

The current physical condition of the structure is poor. There are several hazards on the property including sidewalk trip hazards due to root pressure from existing trees causing shifts in the cement, outside entry stairs that are rotting and pulling away from the structure, multiple cracks and shifts in the foundation of the structure, narrow and steep stairs inside the structure which hinder evacuation if needed, water damage in the floor of the second story which continues through the ceiling of the lower level, Dry rot on multiple windows causing windows to be loose and shifting, flood damage and mold in the basement due to cracks in the foundation and rotten exterior on the ground level of the structure. All pictured and labeled below for reference.

#### **Criteria B5- Whether the historical resource constitutes a hazard to the safety of the public or its occupants.**

In its current condition, this structure is a major hazard to any occupancies and the public walkways are a hazard to neighborhood foot traffic. The condition of this structure causes a hinderance to neighbors attempting to sell or buy houses and lowers the comp value to housing in the area.

It is not reasonable for occupants to reside here due to the many hazardous conditions including windows that are not fully attached due to rotting window frames, narrow, steep stairs, dry rot on all 3 floors, flood damage and mold in the basement, flood damage to the second story floors causing unstable flooring, unstable exterior stairs due to dry rot, foundation cracks and foundation separation from the building structure in multiple locations.

#### **Criteria B6- Whether the historic resource is a deterrent to an improvement program of substantial benefit to the city which overrides its public interest in its preservation.**

Currently this structure is a deterrent to a relevant improvement project of substantial benefit to the city and the public interest.

-The proposed project will directly impact the housing crisis in McMinnville by providing 14 new affordable apartments for low income families and senior citizens in support of the mission of the Urban Renewal Program.

-The proposed project will increase the economic value of the site substantially with the addition of the multi-million dollar new facility.

-The proposed project will increase the tax revenue value of the site.

-The proposed project will indirectly result in additional site projects that serve the public interest in the way of a community center with industrial kitchen, playground structure and park area, daycare facility and updated parking lots.

-The proposed project will increase the aesthetic value of the neighborhood and the city will gain an attractive, residential development in a significant location in support of the mission of the Urban Renewal Program.

**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**

We have had two estimates prepared for the restoration and demolition of the resource. The estimate to demolish the existing structure is \$55,000. The estimate to restore the structure is \$160,000. See "Estimate 74 & 75" attached.

When reviewing this application please keep in mind that the applicant is not responsible for the degeneration of the resource to its current poor condition. The responsibility for the property and care of the resource was passed to the applicant in 2014. The applicant is, however, currently responsible for the financial stability of the entire city block on which this resource exists and the businesses and other assets on the site and is not willing to leverage the security of those assets against this one to restore it in excess of the resulting value, nor would it be fiscally responsible for him to do so. It would not be reasonable for the city to expect the applicant to incur such a loss and prevent the applicant's improvement program from moving forward.

**Criteria B8- Whether retention of the historic resource would be in the best interest of the majority of the citizens of the city and if not, whether the historic resource may be preserved by an alternate means**

Since a priority for the citizens is to have affordable, safe housing we believe this initiative outweighs the interest in preserving this historical resource. Property is hard to come by and when it is available for use to provide safe, affordable housing for the citizens of McMinnville, the city should not hinder that opportunity whenever is reasonably possible. The historic resource in question is, by name only, a historic resource and no real loss will come from its removal. The applicant is prepared to offer any historical pieces from the structure free of charge to any person or organization who would like to retain them for display or historical reference in our community. Because of the deterioration of the interior there would be little use recording the resource through photography. The included exterior photos are available to any citizen or organization who would like to retain them for display or historical reference in our community.

For all of the above reasons, it is in the interest of the applicant, the citizens and the city of McMinnville that this historical resource be demolished and replaced with the proposed project.







Parking lot damage



Parking lot damage and trip hazard



Sidewalk damage and trip hazards



Sidewalk damage and trip hazards



Inside stairwell, Not up to code. Too narrow and steep



Window deterioration, water damage and separation from the wall



Interior window deterioration, water damage and separation from the wall



Interior window deterioration, water damage and separation from the wall



Exterior window deterioration, water damage and separation from the wall



Dry rot to exterior, holes in foundation



Dry rot to exterior, holes in foundation



Foundation cracks and separation from the building



Foundation cracks and separation from the building



Foundation cracks and separation from the building



Exterior stairwell, Dry rot and broken rails



Basement foundation cracks and flood damage, sagging floor joist



Basement flood damage, pooling moisture



Basement foundation cracks and sagging/rotting floor joists with inadequate support

Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon



Site No. 12.31 Aerial Map K-11  
Block 19 Lot 7 + 8  
Addition Rowlands  
Tax Lot 4421BD-6700  
Address 207 Johnson  
Common Name \_\_\_\_\_  
Historic Name \_\_\_\_\_  
Present Owner Full Gospel Church  
Present Use Residence  
Original Use Residence  
Builder or Architect Unknown  
Outbuildings None  
Date of Construction c. 1920

-Condition Assessment on Reverse Side-

Statement of historical significance and description of property:

This is a one and one-half story bungalow (with basement) of weatherboard. Wood frame construction. Most of the windows are double hung sash, one-over-one. The dwelling is rectangular in shape; very plain. The porch seems to be an addition with the north end enclosed. The roof is gable with shed dormer windows.

Secondary Resource No. 464

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.
- X  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  Gail Williams  Date  July 13, 1980

Sources Consulted:



## Property Profile Report

*Client Name:*

*Today's Date:*

**05/26/2020**

*Owner Name:*

**Praise Assembly**

*Property Address:*

**930 NE 3rd St**

**McMinnville OR 97128 4416**

*Reference Number:*

**R4421BD06200**

*Account Number:*

**162308**

### Seven 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	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](http://www.TicorMidValley.com)

For all your customer service needs: [MVCS@TicorTitle.com](mailto:MVCS@TicorTitle.com)





**Parcel Information**

<b>Parcel #:</b> 162308
<b>Account:</b> R4421BD06200
<b>Related:</b>
<b>Site Address:</b> 930 NE 3rd St McMinnville OR 97128 - 4416
<b>Owner:</b> Praise Assembly
<b>Owner2:</b>
<b>Owner Address:</b> 930 NE 3rd St McMinnville OR 97128 - 4416
<b>Twn/Range/Section:</b> 04S / 02W / 21 / NW
<b>Parcel Size:</b> 1.10 Acres (47,916 SqFt)
<b>Plat/Subdivision:</b> Rowlands Addition
<b>Lot:</b> 1
<b>Block:</b> 19
<b>Map Page/Grid:</b> 770-H5
<b>Census Tract/Block:</b> 030801 / 2107
<b>Waterfront:</b>

**Assessment Information**

<b>Market Value Land:</b>	\$160,519.00
<b>Market Value Impr:</b>	\$702,256.00
<b>Market Value Total:</b>	\$862,775.00
<b>Assessed Value:</b>	\$862,775.00

**Tax Information**

<b>Levy Code Area:</b> 40.51
<b>Levy Rate:</b> 16.9817
<b>Tax Year:</b> 2019
<b>Annual Tax:</b> \$0.00
<b>Exemption Description:</b> Church

**Legal**

Lot 1 - Block 19 in ROWLANDS ADDITION

**Land**

<b>Cnty Land Use:</b> 911 - Church - Improved	<b>Cnty Bldg Use:</b> 14 - 2 Story with Basement
<b>Land Use Std:</b> MREL - Religious	<b>Zoning:</b> C-3 - General Commercial
<b>Neighborhood:</b> Misc Exempt	<b>Recreation:</b>
<b>Watershed:</b> Yamhill River	<b>School District:</b> 40 McMinnville School District
<b>Primary School:</b> Sue Buel Elementary	<b>Middle School:</b> Patton Middle School
<b>High School:</b> McMinnville High School	

**Improvement**

<b>Year Built:</b> 1935	<b>Attic Fin/Unfin</b>	<b>Fireplace:</b>
<b>Bedrooms:</b> 3	<b>Total Baths:</b> 2.00	<b>Full/Half Baths:</b> 2 / 0
<b>Total Area:</b> 2,124 SqFt	<b>Bsmt Fin/Unfin:</b> 0 SqFt / 720 SqFt	<b>Garage:</b>
<b>Bldg Fin:</b> 1,404 SqFt	<b>1st Floor:</b> 860 SqFt	<b>2nd Floor:</b> 544 SqFt

**Transfer Information**

<b>Loan Date:</b> 5/19/2016	<b>Loan Amt:</b> \$115,614.00	<b>Doc Num:</b> 7048	<b>Doc Type:</b> Deed Of Trust
<b>Loan Type:</b>	<b>Finance Type:</b> Conventional	<b>Lender:</b> CHURCH EXTENSION PLAN	
<b>Rec. Date:</b> 12/5/2014	<b>Sale Price:</b>	<b>Doc Num:</b> 2014-15352	<b>Doc Type:</b> Deed
<b>Owner:</b> Praise Assembly		<b>Grantor:</b>	
<b>Orig. Loan Amt:</b> \$375,550.00		<b>Title Co:</b> FIRST AMERICAN TITLE	
<b>Finance Type:</b>	<b>Loan Type:</b> Conventional	<b>Lender:</b> CHURCH EXTENSION PLAN	

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.

Transfer Record(s) Found For: 162308

<b>Recording Date</b>	5/19/2016	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$115,614.00
<b>Grantee Name</b>	PRAISE ASSEMBLY	<b>Title Co</b>	FIRST AMERICAN TITLE	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	7048	<b>Doc Type</b>	T
<b>Lender</b>	CHURCH EXTENSION PLAN				

<b>Recording Date</b>	5/15/2015	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$98,455.00
<b>Grantee Name</b>	PRAISE ASSEMBLY	<b>Title Co</b>	FIRST AMERICAN TITLE	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	6589	<b>Doc Type</b>	T
<b>Lender</b>	CHURCH EXTENSION PLAN				

<b>Recording Date</b>	12/5/2014	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$375,550.00
<b>Grantee Name</b>	PRAISE ASSEMBLY	<b>Title Co</b>	FIRST AMERICAN TITLE	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>	FULL GOSPEL CH OF MCMINNVILLE ORE	<b>Doc #</b>	15352	<b>Doc Type</b>	G
<b>Lender</b>	CHURCH EXTENSION PLAN				

<b>Recording Date</b>	5/15/2009	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$134,000.00
<b>Grantee Name</b>	MCMINNVILLE FIRST ASSEMBLY OF GO D	<b>Title Co</b>	WESTERN TITLE & ESCROW CO	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	7265	<b>Doc Type</b>	T
<b>Lender</b>	FIRST FED'L S&L				

<b>Recording Date</b>	3/17/1999	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$155,000.00
<b>Grantee Name</b>	FULL GOSPEL CH OF MCMINNVILLE	<b>Title Co</b>	YAMHILL COUNTY TITLE & ESCROW	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	5405	<b>Doc Type</b>	T
<b>Lender</b>	WEST COAST BK				

<b>Recording Date</b>	9/28/1995	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$0.00
<b>Grantee Name</b>	FULL GOSPEL CHURCH OF MCMINNVILLE	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	FULL GOSPEL CHURCH O	<b>Doc #</b>	12875	<b>Doc Type</b>	G
<b>Lender</b>					

<b>Recording Date</b>	8/21/1995	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$140,000.00
<b>Grantee Name</b>	FULL GOSPEL CHURCH/MCMINNVIL LE	<b>Title Co</b>	YAMHILL COUNTY TITLE & ESCROW	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	11072	<b>Doc Type</b>	T
<b>Lender</b>	COMMERCIAL BK				

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<b>Recording Date</b>	3/7/1995	<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$50,000.00
<b>Grantee Name</b>	FULL GOSPEL CH/MCMINNVILLE ORE	<b>Title Co</b>	YAMHILL COUNTY TITLE & ESCROW	<b>Mtg 1 Loan Type</b>	CNV
<b>Grantor Name</b>		<b>Doc #</b>	2821	<b>Doc Type</b>	T
<b>Lender</b>	COMMERCIAL BK				

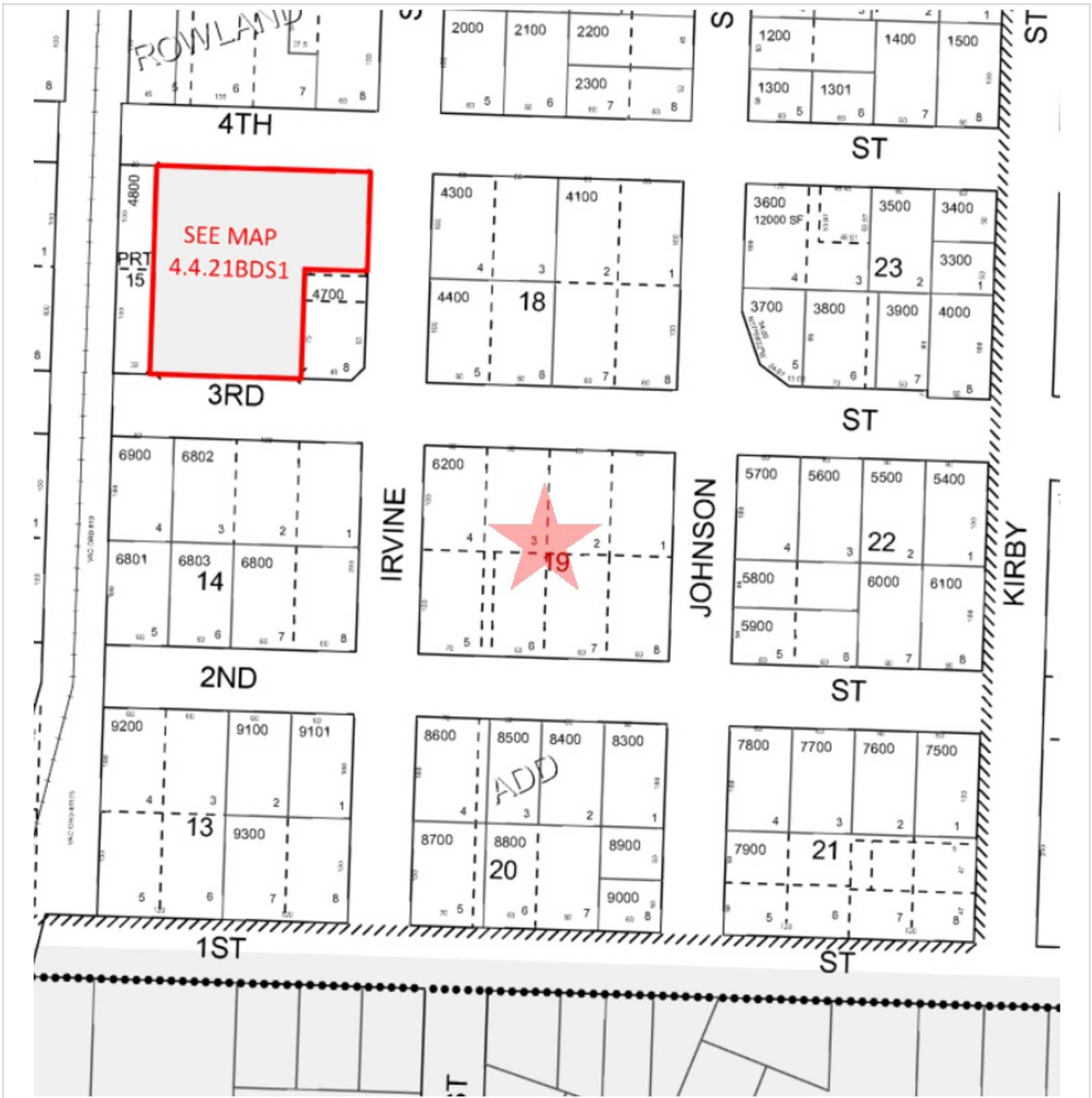
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<b>Recording Date</b>		<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$0.00
<b>Grantee Name</b>		<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>		<b>Doc #</b>	225	<b>Doc Type</b>	G
<b>Lender</b>					

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<b>Recording Date</b>		<b>Sale Amount</b>	\$0.00	<b>Mtg 1 Amount</b>	\$0.00
<b>Grantee Name</b>	RECORD OWNER	<b>Title Co</b>		<b>Mtg 1 Loan Type</b>	
<b>Grantor Name</b>	FULL GOSPEL CHURCH O	<b>Doc #</b>		<b>Doc Type</b>	G
<b>Lender</b>					

Assessor Map



Parcel ID: 162308

Site Address: 930 NE 3rd St

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.

Full Assessor Map



ASSESSMENT & TAX  
CARTOGRAPHY

S.E. 1/4 N.W. 1/4 SEC. 21 T. 4S. R. 4W. W.M.  
YAMHILL COUNTY OREGON  
1" = 100'

DATE PRINTED: 4/6/2017

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

4 4 21BD



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Site Address: 930 NE 3rd St

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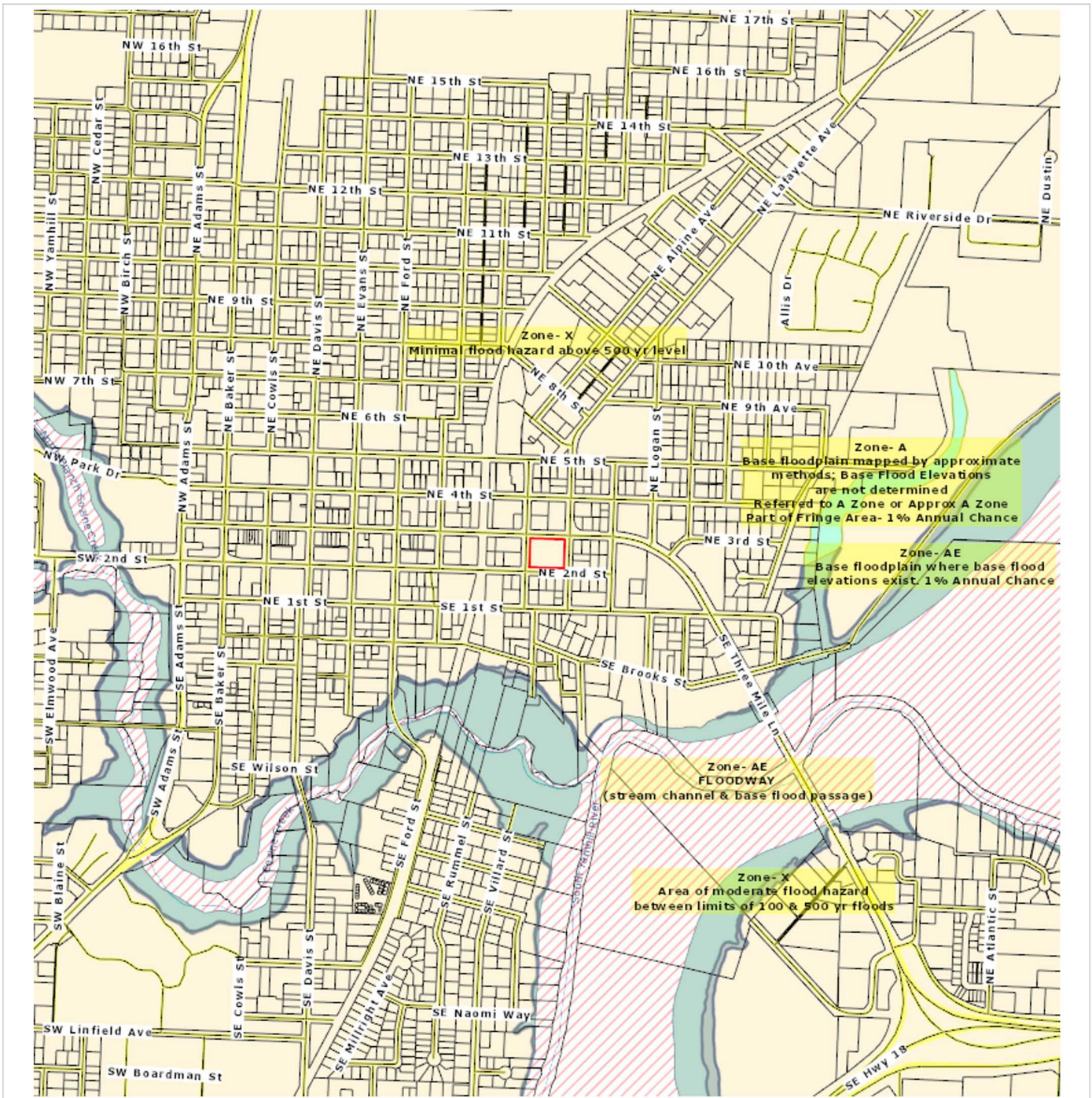
Aerial Map



Parcel ID: 162308

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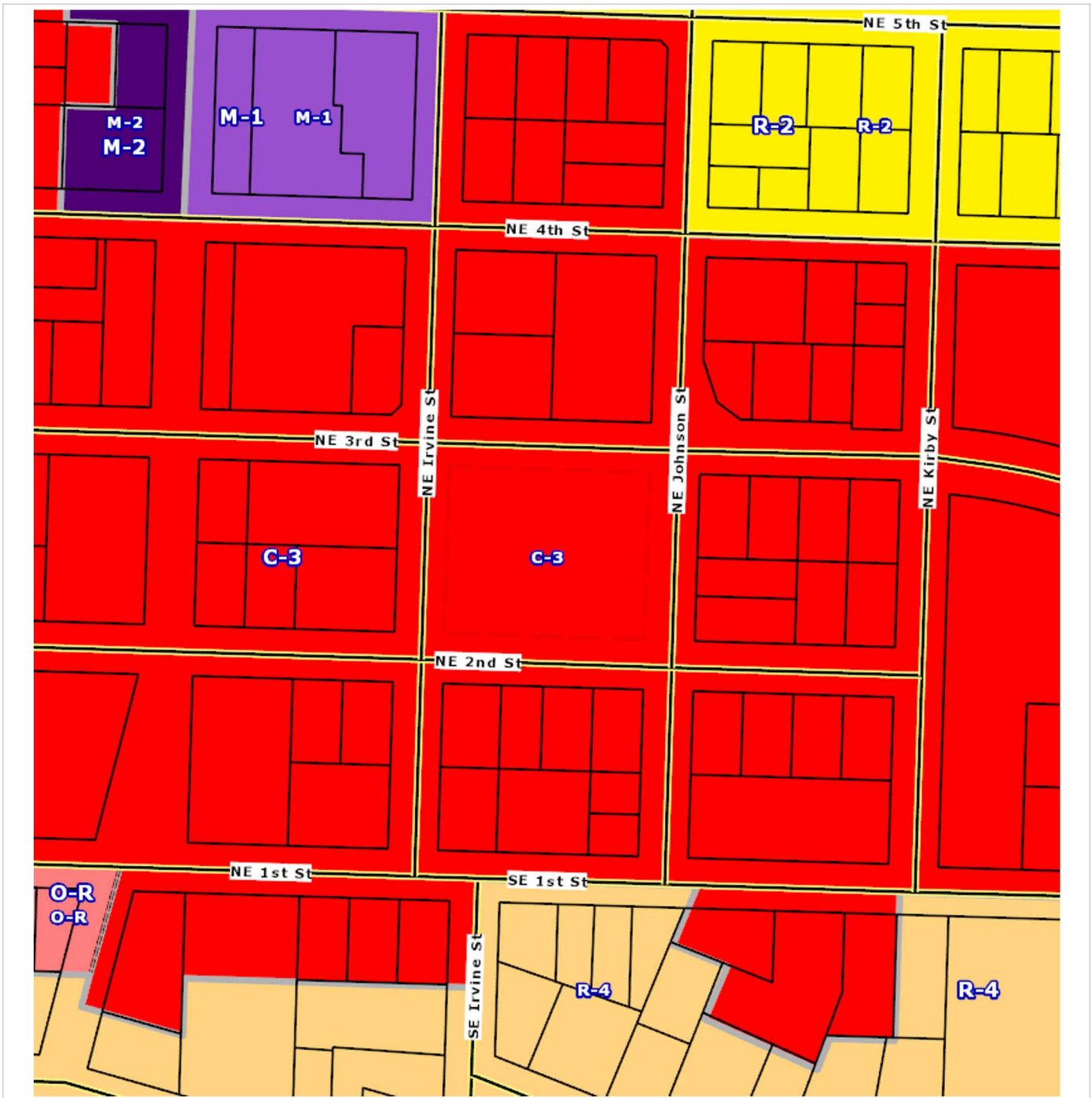
Flood Map



Parcel ID: 162308

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Zoning Map



Parcel ID: 162308

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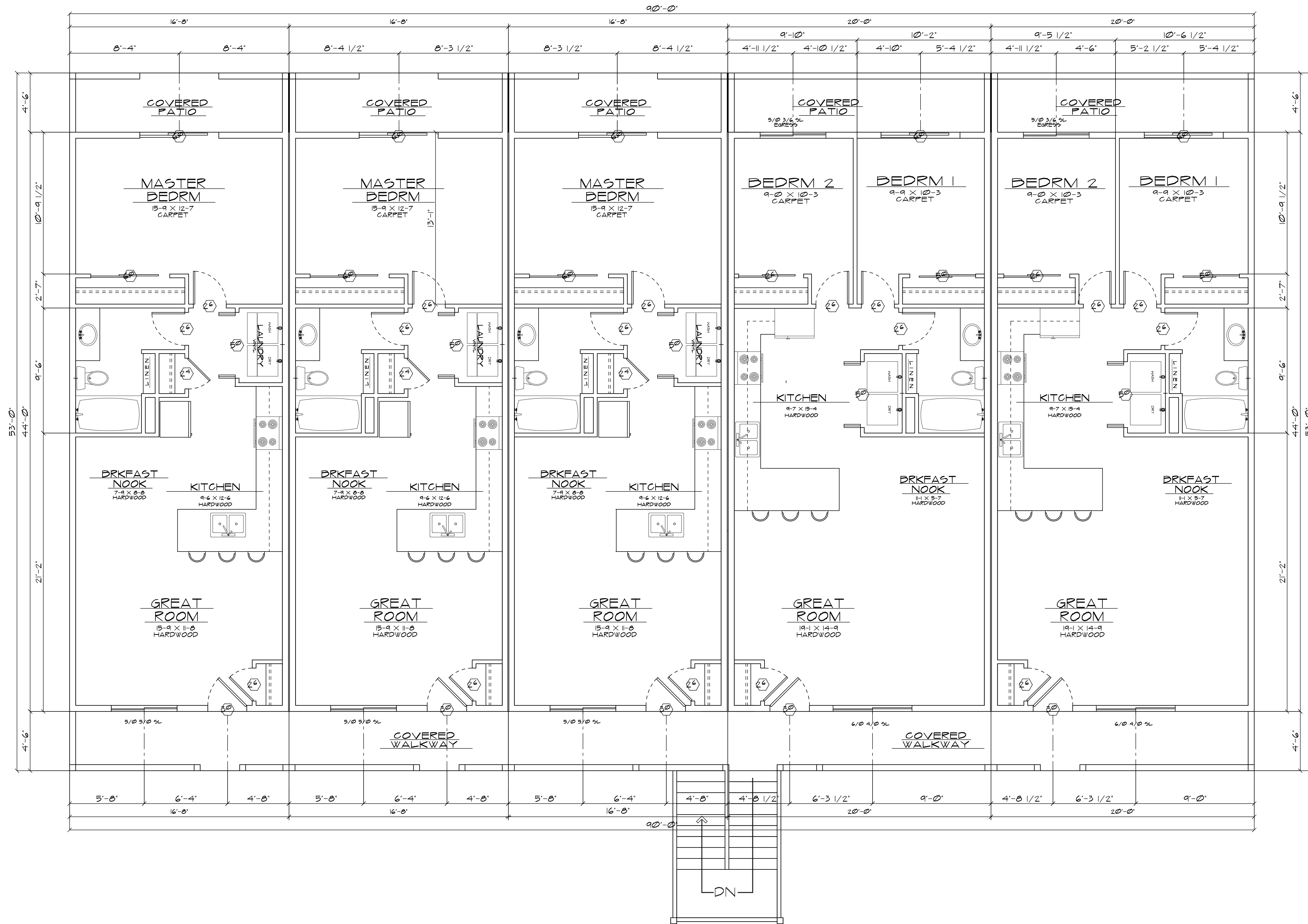
2018 OREGON RESIDENTIAL SPECIALTY CODE

ROOF SNOW LOAD	500 LBS PER SQ FT
WIND PRESSURE	18 LBS PER SQ FT
DESIGN CATEGORY	D1
FROST DEPTH	12 IN

LATERAL DESIGN STANDARDS

MAIN LEVEL LIVING AREA : 3960 SQ FT  
 2ND LEVEL LIVING AREA : 3960 SQ FT  
 3RD LEVEL LIVING AREA : 3960 SQ FT

TOTAL LIVING AREA : 11880 SQ FT



2ND LEVEL PLAN  
 SCALE 1/4" = 1'-0" 3960 SQ FT

REVISION	BY

BRAD CARD  
**DRAFTING**.COM  
 Bradley Card  
 503.766.6222  
 brad@bradcardrafting.com



2ND LEVEL PLAN  
 SCALE 1/4" = 1'-0"  
**Operation Generation**  
 COMMUNITY CENTER

DRAWN BY	bcc
DATE	3/16/2020
SCALE	1/4" = 1'-0"
JOB NUMBER	2000-2020

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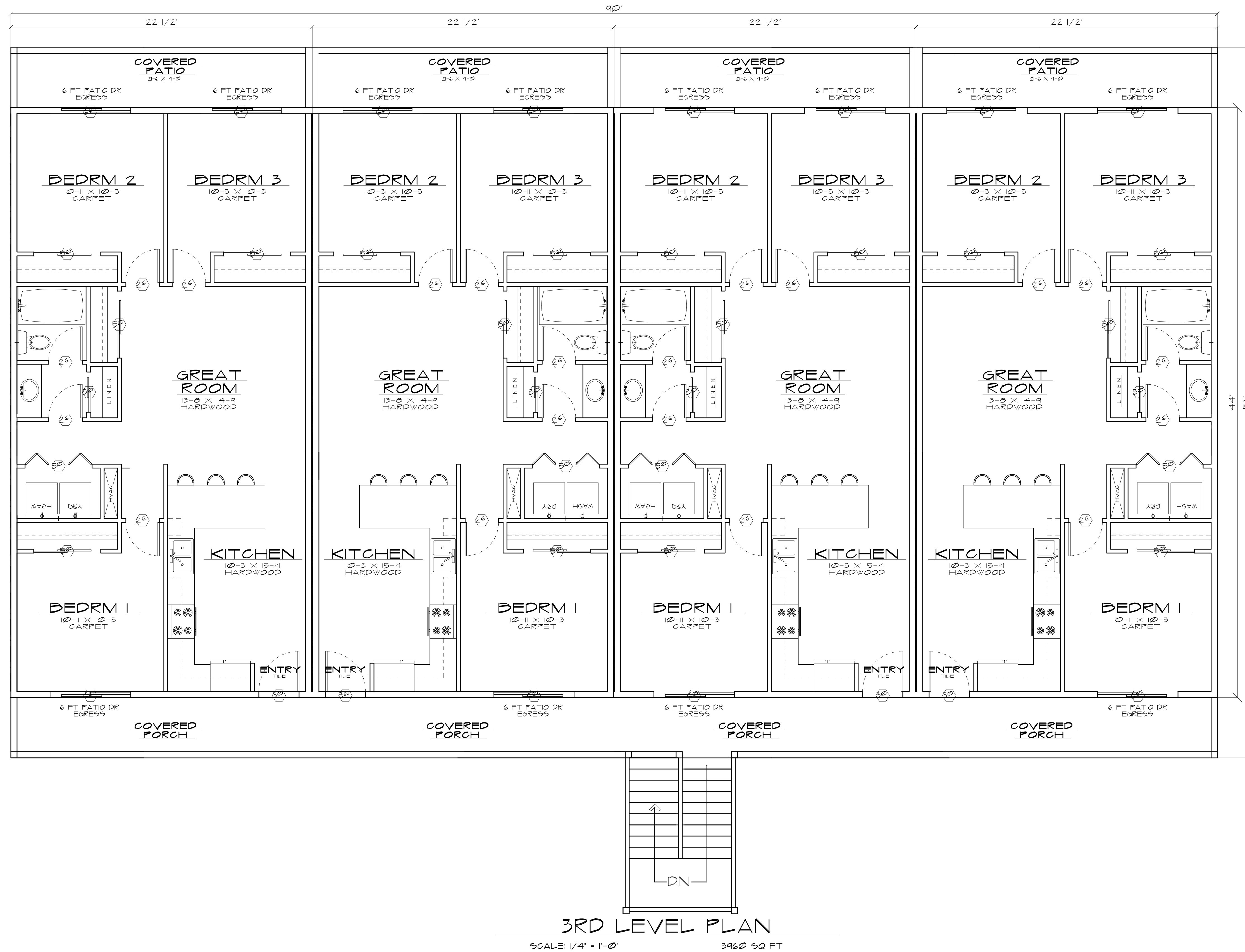
2018 OREGON RESIDENTIAL SPECIALTY CODE

ROOF SNOW LOAD 500 LBS PER SQ FT  
 WIND PRESSURE 18 LBS PER SQ FT  
 DESIGN CATEGORY D1  
 FROST DEPTH 12 IN

LATERAL DESIGN STANDARDS

MAIN LEVEL LIVING AREA : 3960 SQ FT  
 2ND LEVEL LIVING AREA : 3960 SQ FT  
 3RD LEVEL LIVING AREA : 3960 SQ FT

TOTAL LIVING AREA : 11880 SQ FT



3RD LEVEL PLAN  
 SCALE 1/4" = 1'-0" 3960 SQ FT

REVISION	BY

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3RD LEVEL PLAN  
 SCALE 1/4" = 1'-0"  
**Operation Generation**  
 COMMUNITY CENTER

DRAWN BY  
 bcc  
 6/03/2020  
 DATE  
 SCALE  
 1/4" = 1'-0"  
 JOB NUMBER  
 2000-2020

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## APPENDIX 4

### Historic Resource Evaluation Methodology

The City's 1983 Historic Resource Inventory involved two stages of resource evaluations. The initial stage established a preliminary inventory and the second stage finalized the inventory. This report describes the evaluation process.

#### Stage 1 Evaluation -

The City of McMinnville Historic Landmarks Committee was actively involved in the first stage of the evaluation process. The committee examined historic resource survey forms and ranked the resources on a scale of one to three considering general historic and stylistic criteria included in the Washington County and City of Portland historic resource inventories. The staff then totalled the scores and grouped the resource forms into classes according to score. When the committee's individual scores for a resource deviated widely, the committee met as a group and the resource was reevaluated.

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 the National Register of Historic Places. The historic resources in this highest class were titled "distinctive resources".

#### Stage 2 Evaluation -

In the second stage of evaluation, the resources in the top three classes (i.e. distinctive, significant, and contributory) were given scores by the staff based on how well the resources met established criteria. Points were given in four categories of criteria as follows: History - up to three points; Style - up to three points; Integrity - up to two points; Environment - up to two points. Up to two bonus points were awarded if unique circumstances affected a resource's total score. The criteria and the evaluation process are described below.

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.

Points were given as follows: two points - pre-1900; one point - 1900 to 1930; zero points - post 1930; one to two points were awarded if historical information was provided.

2. **Style/Design.** The resource is representative of a particular style or a 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.

The initial step in rating the stylistic quality of resources was to establish benchmarks. All resources which were considered either distinctive or significant during the first stage of evaluation were grouped according to style. This gave the staff a basis for evaluating lesser structures.

If a structure was clearly an exceptional example of a style, it was awarded three points. If a structure had interesting stylistic details, it was generally awarded two points. Lesser structures received one point. Zero points were awarded if the style was unrecognizable or destroyed.

Factors affecting style points varied by the style of the structure. Some examples follow.

Extra points were awarded for the bungalow style if the structure had detailed window treatment, carved brackets, side lights around the entry door, or an interesting rhythm to the roof line. The scores for rural vernacular houses were enhanced if the houses had elements of Queen Anne detailing such as colored lights in the doors or windows and decorative details surrounding the porch. Italianate homes with detailed brackets and segmental window openings generally received higher scores than homes without such features. Queen Anne house which exhibited multiple roof surfaces, turrets, and decorative shingles or wall materials were awarded higher scores.

Commercial structures received better stylistic scores if they were a fine example of a style, (e.g. Classic Revival or Italianate) or if they displayed intricate cornices or brick designs. Public and semi-public buildings often were given greater scores based on the renown of the architect, designer, or builder.

3. **Integrity.** The resource retains original design elements, materials, and character with relatively minor alterations, if any.

If a structure appears from the street to be relatively unaltered, it was generally awarded two points for integrity. Only one point was given if a structure had undergone alteration which appeared reversible (e.g. the partial enclosure of a porch, the addition of compatible aluminum or vinyl siding, or the replacement of a window with a new but compatible window).

If extensive alteration had occurred or if alterations appeared grotesque and effectively destroyed a structure's style, no points were awarded. An example of such an alteration might include the replacement of double hung 6 over 6 windows with new metal framed windows or a large picture window.

Another common alteration which could ruin the integrity of a structure is the addition of incompatible siding material (e.g. the replacement of narrow horizontal cedar siding with wide aluminum siding and a brick facade).

In general, the scores for the integrity of commercial buildings were more liberally awarded. If a structure maintained an impressive cornice line or other distinctive feature after undergoing a storefront alteration, one to two points were awarded for integrity. If a residential structure had been altered to the same degree, it is unlikely that more than one point would have been awarded.

4. Environment. The resource contributes to the character or continuity of the street or neighborhood.

If a structure was located in a neighborhood with other similar structures, it was awarded two points for its contribution to the environment. If a structure did not contribute to the neighborhood environment because the neighborhood was changing in character (e.g. commercial growth along Adams and Baker), a structure was generally given only one point.

5. Bonus. Bonus points were awarded for a variety of reasons. For example, some buildings were given extra points for their fine detailing and others were awarded a bonus if their location or neighborhood was considered unique. Bonus points usually resulted in a resource being ranked in a higher category. The points were applied specifically for that purpose in situations where it was known that the Historic Landmarks Committee felt additional research was needed.

Totals -

After the points were awarded for each of the categories of criteria, the scores were totalled. Resources were classified as follows:

- "Distinctive Resources" - 9 or 10 points;
- "Significant Resources" - 7 or 8 points;
- "Contributory Resources" - 5 or 6 points;
- "Environmental Resources" - Less than 5 points.

The score sheets and a list of the changes resulting from the stage two evaluations are included in Appendix 5.

Conclusion -

The methodology used for the evaluation of McMinnville's historic resources allows the inventory to be updated and reevaluated. If a change is needed or a resource has been incorrectly evaluated, the resource can be reevaluated using the four categories of criteria. This scoring system provides justification for resource rankings and gives property owners an understanding of how resources are evaluated.

The final inventory should be considered a working document and part of an ongoing process. As new information is collected about a resource that in-

formation will be added to the inventory. 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.

The city's historic preservation program has only just begun. The inventory is the early step in the process where resources are identified and evaluated. A new preservation ordinance designed to protect significant resources is the present need. Hopefully, the ordinance will be followed by the establishment of a downtown historic district and the development of preservation incentives such as low cost rehabilitation loans. These projects will help to preserve the city's character and beauty and will provide a visual record of McMinnville's past. The historic resources inventory provides a strong base for the development of these projects and the city's preservation program.

## APPENDIX 5

## HISTORIC RESOURCE EVALUATION SCORE SHEETS

H = History      S = Style      I= Integrity      E= Environment

#	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
A 90	3	3	1	2	1	10	-Historic flume
A110	3	3	2	2		10	
A149	3	3	1	2		9	
A150	3	2	2	2		9	
A237	3	3	2	1	1	10	-Very ornate Queen Anne
A251	3	3	1	1	1	9	-Oregon's first Jr. High
A266	3	2	2	2		9	
A280	3	3	2	2		10	
A281	3	3	2	2		10	
A282	3	2	2	2		9	
A285	3	3	1	2		9	
A301	1	3	2	2	1	9	-Massive, detailed porch posts
A317	3	3	2	1		9	
A354	3	2	2	2		9	
A355	3	3	2	2		10	
A356	3	3	2	2		10	
A360	3	2	1	2	1	9	-Historic neighborhood
A377	3	3	2	2		10	
A378	3	3	1	2		9	
A396	2	3	2	2		9	
A398	2	3	2	2		9	
A400	3	3	2	2		10	
A402	3	3	2	1	1	10	-Very ornate Queen Anne
A408	3	3	2	2		10	
A438	3	3	1	2		9	
A439	3	3	1	2		9	
A440	3	3	1	2		9	
A441	3	3	2	1		9	
A442	3	3	2	2		10	
A445	3	3	2	2		10	
A446	2	3	2	2		9	
A450	3	2	1	2	1	9	-Elaborate cornice
A452	3	2	2	2		9	
A457	3	3	1	2		9	
A459	3	3	2	2		10	
A467	3	3	2	2		10	
A475	3	3	1	2		9	
A476	3	3	2	2		10	
A503.1	3	3	2	2		10	
A513	3	3	2	2		10	
A543	3	3	2	2		10	
A548	3	3	2	2		10	
A554	3	3	2	2		10	
A589	3	3	1	1	1	9	-Observatory
A668	2	3	2	2		9	



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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
A723	3	3	2	2		10	
A724	2	3	2	2		9	
A728	3	3	2	2		10	
A750	3	3	1	2		9	
A763	1	3	2	2	1	9	-Ornate home/Historic neighborhood
A772	2	3	2	2		9	
A796	3	3	2	2		10	
A809	3	3	2	2		10	
A834	3	3	2	2		10	
A835	3	3	1	2		9	
A839	3	3	2	2		10	
A849	3	2	1	2	1	9	-W.T. Newby house
A853	3	3	2	2		10	
A866	3	3	2	2		10	
A868	3	3	1	2		9	
A874	3	3	2	2		10	
A889	3	3	2	2		10	
A893	3	3	2	2		10	
A946	3	3	2	2		10	
A958	3	3	2	2		10	
A986	3	3	2	2		10	
A994	3	3	2	2		10	
A1007	3	2	2	2		9	
A1058	3	3	2	2		10	

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B10	2	3	1	2		8	
B24	2	3	1	2		8	
B32	2	3	2	1		8	
B50	1	3	2	2		8	
B54	1	3	2	2		8	
B56	2	2	1	2		7	
B61	2	2	1	2		7	
B73	1	2	2	2		7	
B84	1	3	2	2		8	
B94	1	2	2	2		7	
B108	1	3	2	2		8	
B109	3	2	1	2		8	
B112	1	1	2	2	1	7	-Neighborhood
B113	1	2	2	2		7	
B115	2	3	1	2		8	
B139	2	2	2	2		8	
B142	2	2	2	2		8	
B155	2	2	2	2		8	
B156	2	2	2	2		8	
B162	2	2	2	1		7	
B165	2	2	1	2		7	
B203	1	3	2	2		8	
B212	2	2	2	2		8	
B239	1	2	2	2		7	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B240	1	3	2	2		8	
B243	1	2	2	2		7	
B245	2		2	2	1	7	-W.B. Smith playground
B246	2	2	1	2		7	
B256	1	2	2	2		7	
B265	1	2	2	2		7	
B270	1	3	2	2		8	
B274	2	2	2	2		8	
B283	1	2	2	2		7	
B289	0	3	2	2		7	
B292	1	2	2	2		7	
B296	1	3	2	2		8	
B300	1	3	1	1		8	
B306	3	1	2	2		8	
B307	1	2	2	2		7	
B325	2	1	1	1	2	7	-Add'1 research needed
B329	2	1	1	1	2	7	-Add'1 research needed
B332	1	3	2	1		7	
B333	1	2	2	1		7	
B343	1	3	1	2		7	
B350	2	2	2	2		8	
B352	3	1	1	2		7	
B357	1	3	2	2		8	
B358	2	2	2	2		8	
B358.1	1	3	2	2		8	
B361	2	3	1	2		8	
B365	3	1	1	2		7	
B371	1	2	2	2		7	
B375	2	1	2	2		7	
B376	1	3	2	2		8	
B384	2	2	2	2		8	
B386	3	1	2	2		8	
B388	3	1	2	2		8	
B389	1	2	2	2		7	
B390	1	2	2	2		7	
B397	2	2	1	1	1	7	-Rolled roof
B399	3	1	1	2	1	8	-Soper fountain
B403	3	1	1	1	1	7	-Dielschneider house
B411	1	3	2	1		7	
B419	1	2	2	2		7	
B420	1	2	2	2		7	
B421	1	2	2	2		7	
B422	3	2	1	2		8	
B427	3		2	2		7	
B430	2	3	2	1		8	
B431	2	2	1	2		7	
B432	2	2	1	2		7	
B436	1	3	2	2		8	
B449	3	2	1	2		8	
B451	2	2	2	2		8	
B455	2	2	2	2		8	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B456	2	2	1	2		7	
B465	3	2	1	2		8	
B468	2	2	2	2		8	
B470	3	2	1	2		8	
B471	2	2	2	2		8	
B474.1	1	2	1	2	1	7	-Federal style/good detail
B482	2	2	1	2		7	
B486	3	2	1	2		8	
B489	2	2	1	2		7	
B490	2	2	1	2		7	
B490.1	1	1	2	2	1	7	-Interesting details/Elk and carrara glass
B491	2	2	1	2		7	
B491.1	2	2	1	2		7	
B492	1	2	2	2		7	
B498	2	2	2	2		8	
B502	1	3	1	2		7	
B503	1	3	2	2		8	
B504	1	3	2	2		8	
B506	1	3	1	2	1	8	-Art Deco details
B508	3	2	2	1		8	
B511	1	2	2	2		7	
B524	2	2	2	2		8	
B531	2	2	2	2		8	
B539	2	2	1	2		7	
B540	3	2	1	2		8	
B546	1	2	2	2		7	
B549	1	2	2	2		7	
B551	1	2	2	2		7	
B553	3	2	2	1		8	-Site of Cozine blacksmith shop
B557	3	2	1	2		8	
B558	1	1	2	2	1	7	-Important site
B561	1	2	1	2	1	7	-Brick details
B562	0	2	2	2	1	7	-Location on quad
B565	1	2	2	2		7	
B566	0	2	2	2	1	7	-Location on quad
B567	0	2	2	2	1	7	-Location on quad
B568	2	2	2	2		8	
B569	2	2	2	2		8	
B574	3	2	1	2		8	
B576	2	3	1	2		8	
B578	1	2	2	2		7	
B598	2	2	1	2		7	
B620	1	3	2	2		8	
B629	1	3	2	2		7	
B637	1	2	2	2		6	
B639	0	2	2	2	1	7	-Window details
B651	2	2	2	2		8	
B662	2	1	2	2	1	7	-Add'l research needed
B692	1	2	2	2		7	
B718	2	2	1	2		7	
B719	2	3	1	2		8	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B721	2	3	1	2		8	
B726	1	3	2	2		8	
B736	2	2	2	2		8	
B743	1	3	2	2		8	
B745	1	2	2	2		7	
B746	2	2	2	2		8	
B747	2	2	2	2		8	
B749	1	2	2	2		7	
B751	2	2	2	2		8	
B761	2	2	2	2		8	
B764	1	2	2	2		7	
B765	1	2	2	2		7	
B766	2	1	1	2	1	7	-Location
B767	1	2	2	2		7	
B768	2	2	1	2		7	
B769	2	1	2	2		7	
B788	1	3	2	2		8	
B816	2	2	2	2		8	
B822	2	2	2	2		8	
B830	2	1	2	1	1	7	-Add'l research needed
B836	1	2	2	2		7	
B841	2	2	2	2		8	
B846	2	2	1	2		7	
B852	1	2	2	2		7	
B855	2	2	1	1		7	
B865	2	2	1	2		7	
B867	1	2	1	2	1	7	-Neighborhood
B869	3	1	0	2	1	7	-Wright house
B870	2	2	2	2		8	
B872	2	2	1	2		7	
B881	2	2	2	2		8	
B882	2	2	2	2		8	
B884	1	2	2	2		7	
B885	1	3	2	2		8	
B886	2	2	2	2		8	
B888	3	2	2	1		8	
B890	1	2	2	2		7	
B891	3	3	0	1		7	
B896	2	2	2	2		8	
B900	2	2	2	2		8	
B903	1	2	2	2		7	
B905	2	2	2	2		8	
B911	1	2	2	2		7	
B935	1	2	2	2		7	
B964	2	1	2	2		7	
B970	3	0	2	2	1	8	-Original site of Water and Light facility
B981	2	1	1	1		7	
B993	2	2	2	2		8	
B995	2	2	2	2		8	
B1024	2	2	2	2		8	
B1032	1	2	2	1	1	7	-Nice siting

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
B1044	1	3	2	2		8	
B1077	2	2	2	2		8	
B1083	1	2	2	2		7	
B1116	3	1	1	1	1	7	-Historic cemetery
B1125	2	2	2	1		7	
B1129	1	3	2	2		8	
B1139	3	2	2	1		8	
B1146	2	2	2	1		7	

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C1	1	2	1	2		6	
C5	2	2	0	1		5	
C19	0	2	2	2		6	
C25	1	1	2	2		6	
C33	1	2	1	2		6	
C36	2	2	0	2		6	
C37	2	1	1	2		6	
C39	1	1	2	2		6	
C43	2	1	1	2		6	
C45	0	2	2	2		6	
C46	1	1	2	2		6	
C49	1	1	1	2		5	
C51	0	2	2	2		6	
C55	1	1	2	2		6	
C65	1	1	1	2		5	
C66	1	1	2	2		6	
C67	1	1	2	2		6	
C71	2	1	1	2		6	
C72	1	1	2	2		6	
C78	1	2	1	2		6	
C82	2	1	1	2		6	
C83	1	1	2	2		6	
C84	1	1	2	2		6	
C85	1	1	2	2		6	
C87	1	2	1	2		6	
C88	1	1	1	2		5	
C89	1	1	2	2		6	
C93	2	1	1	1		5	
C95	2	1	1	2		6	
C96	2	1	1	2		6	
C103	2	1	1	1		5	
C104	1	1	2	2		6	
C118	1	1	2	2		6	
C121	2	1	1	2		6	
C128	2	1	1	2		6	
C130	2	1	1	2		6	
C133	1	1	2	2		6	
C136	1	1	2	2		6	
C140	1	1	2	2		6	
C143	1	1	1	2		5	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C144	1	1	2	2		6	
C145	1	1	2	2		6	
C152	2	1	1	1		5	
C159	2	1	1	2		6	
C160	2	1	1	2		6	
C163	2	2	0	1		5	
C164	1	1	2	2		6	
C167	1	1	2	1		5	
C174	1	1	2	2		6	
C175	1	1	2	2		6	
C177	0	2	1	2		5	
C185	0	2	2	2		6	
C199	1	1	2	2		6	
C202	1	1	1	2		5	
C206	1	1	1	2		5	
C207	2	1	2	1		6	
C213	2	1	1	2		6	
C219	1	1	1	2		5	
C220	1	2	1	2		6	
C221	1	1	2	2		6	
C223	1	1	1	2		5	
C230	2	2	1	1		6	
C231	0	3	2	1		6	
C242	1	1	1	2		5	
C244	1	1	1	2		5	
C247	1	1	2	2		6	
C248	1	1	1	2		5	
C254	2	1	1	2		6	
C258	0	2	1	2		5	
C260	1	1	2	2		6	
C263	1	1	2	2		6	
C264	1	1	1	2		5	
C271	1	1	1	2		5	
C272	1	1	2	2		6	
C273	1	2	1	2		6	
C275	1	1	2	2		6	
C276	1	1	2	2		6	
C284	0	2	2	2		6	
C286	0	2	2	2		6	
C287	1	1	2	2		6	
C288	1	2	1	2		6	
C295	1	1	2	2		6	
C298	1	2	1	2		6	
C299	1	1	2	2		6	
C302	1	2	1	2		6	
C303	1	1	1	2		5	
C304	2	1	1	2		6	
C310	2	2	0	2		6	
C314	1	1	2	2		6	
C316	1	1	2	2		6	
C318	1	1	2	1		5	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C320	1	1	2	1		5	
C322	1	1	2	1		5	
C324	1	1	2	1		5	
C328	1	2	1	1		5	
C331	1	1	2	1		5	
C334	1	1	2	1		5	
C337	1	2	1	2		6	
C338	1	1	1	2		5	
C339	1	2	1	1		5	
C340	1	1	1	2		5	
C341	1	1	2	1		5	
C342	1	2	1	2		6	
C344	1	2	1	2		6	
C346	1	1	2	1		5	
C347	1	2	2	1		6	
C348	2	1	1	2		6	
C349	1	1	1	2		5	
C351	0	2	2	2		6	
C357	1	1	2	2		6	
C362	1	1	2	2		6	
C363	1	2	1	2		6	
C364	1	1	2	2		6	
C366	1	1	2	2		6	
C368	1	1	1	2		5	
C369	1	1	2	2		6	
C370	1	1	2	2		6	
C373	1	1	2	2		6	
C374	1	1	1	2		5	
C383	1	2	1	2		6	
C385	1	2	1	2		6	
C387	1	1	1	2		5	
C391	1	1	2	2		6	
C392	1	1	2	2		6	
C393	1	1	2	2		6	
C394	1	1	1	2		5	
C395	1	2	1	2		6	
C397.1	0	2	1	2		5	
C405	2	1	2	1		6	
C406	2	2	1	1		6	
C409	1	2	1	2		6	
C414	1	1	2	1		5	
C418	2	1	1	1		5	
C423	2	1	2	1		6	
C424	1	1	2	1		5	
C426	1	2	2	1		6	
C433	1	1	2	2		6	
C434	1	1	2	2		6	
C435	1	1	1	2		5	
C443	1	1	2	2		6	
C444	1	1	2	2		6	
C447	2	1	1	2		6	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C448	2	1	0	2		5	
C454	2	1	1	2		6	
C469	2	1	1	2		6	
C472	1	1	2	2		6	
C473	1	2	1	2		6	
C474	1	1	2	2		6	
C483	1	2	1	2		6	
C485	1	1	1	2		5	
C488	1	2	1	2		6	
C494	1	1	2	1		5	
C497	1	1	1	2		5	
C499	2	1	1	2		6	
C500	1	1	1	2		5	
C505	1	1	2	1		5	
C509	1	1	2	1		5	
C510	1	1	2	1		5	
C512	1	1	2	1		5	
C515	1	1	2	1		5	
C516	1	1	1	2		5	
C518	1	1	1	2		5	
C528	0	2	2	2		6	
C532	1	1	2	2		6	
C533	2	1	1	2		6	
C535	1	1	1	2		5	
C537	0	1	2	2		5	
C538	1	1	1	2		5	
C544	0	1	2	2		5	
C550	0	2	2	2		6	
C552	0	2	2	2		6	
C559	0	1	2	2		5	
C560	0	1	2	2		5	
C562	0	2	2	2		6	
C564	0	1	2	2		5	
C565	0	1	2	2		5	
C572	2	1	1	2		6	
C575	1	1	2	2		6	
C577	1	1	1	2		5	
C586	1	1	1	2		5	
C593	1	1	2	2		6	
C599	0	2	2	1		5	
C604	1	2	1	1		5	
C617	1	1	2	2		6	
C618	1	1	1	2		5	
C621	1	1	1	2		5	
C622	1	1	1	2		5	
C623	1	1	2	2		6	
C624	1	1	2	2		6	
C627	1	1	2	2		6	
C628	2	2	0	2		6	
C630	1	1	1	2		5	
C631	0	2	1	2		5	



Appendix 5, Page 10

<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C632	1	1	2	2		6	
C633	1	1	1	2		5	
C634	1	1	2	2		6	
C641	1	1	2	2		6	
C642	1	1	1	2		5	
C643	1	1	1	2		5	
C646	0	2	2	2		6	
C648	0	1	2	2		5	
C656	1	1	1	2		5	
C660	1	1	2	2		6	
C663	0	2	2	2		6	
C681	1	1	1	2		5	
C691	2	1	1	2		6	
C698	1	1	2	2		6	
C711	1	1	2	2		6	
C712	1	1	1	2		5	
C727	1	1	1	2		5	
C729	2	1	1	2		6	
C730	0	1	2	2		5	
C731	1	1	1	2		5	
C732	2	1	1	2		6	
C736	1	1	1	2		5	
C737	1	1	1	2		5	
C744	1	1	2	2		6	
C748	1	1	2	2		6	
C752	1	1	2	2		6	
C755	1	1	2	2		6	
C762	1	1	1	2		5	
C773	1	1	1	2		5	
C776	2	1	1	2		6	
C787	1	2	2	1		6	
C789	1	1	2	2		6	
C798	1	1	2	1		5	
C799	3	1	1	1		6	
C804	1	1	1	2		5	
C806	2	1	1	2		6	
C814	1	1	1	2		5	
C817	1	1	1	2		5	
C820	1	1	1	2		5	
C821	1	1	2	2		6	
C823	1	1	2	2		6	
C824	1	1	1	1		5	
C832	2	1	2	1		6	
C833	1	2	1	1		5	
C838	2	1	0	2		5	
C843	1	1	2	2		6	
C845	1	2	1	1		5	
C847	1	1	2	2		6	
C850	1	1	1	2		5	
C859	1	1	2	2		6	
C860	1	1	1	2		5	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C861	1	1	1	2		5	
C866	1	1	1	2		5	
C875	1	1	2	2		6	
C877	1	1	1	2		5	
C879	1	1	2	2		6	
C887	2	1	1	2		6	
C892	1	1	1	2		5	
C897	1	1	2	2		6	
C902	1	1	2	2		6	
C908	1	1	2	2		6	
C909	2	1	1	2		6	
C910	2	1	1	1		5	
C914	1	1	2	2		6	
C918	2	1	1	1		5	
C921	1	1	1	2		5	
C930	1	1	2	2		6	
C932	1	2	0	2		5	
C934	2	1	2	1		6	
C947	2	1	1	2		6	
C948	1	1	1	2		5	
C952	1	1	2	2		6	
C953	2	1	1	2		6	
C954	1	1	1	2		5	
C955	2	1	1	2		6	
C957	1	1	2	1		5	
C959	2	1	1	2		6	
C961	2	1	1	2		6	
C963	1	1	2	2		6	
C969	2	1	0	2		5	
C1005	0	2	2	2		6	
C1009	1	1	1	2		5	
C1016	1	1	2	1		5	
C1029	1	1	2	1		5	
C1030	2	1	2	1		6	
C1031	1	1	2	1		5	
C1036	2	1	1	1		5	
C1039	2	1	1	1		5	
C1045	1	2	2	1		6	
C1051	1	1	1	2		5	
C1056	1	1	2	1		5	
C1071	1	1	2	2		6	
C1079	1	1	2	2		6	
C1081	2	1	1	1		5	
C1085	2	1	1	1		5	
C1090	1	1	2	2		6	
C1100	2	1	1	1		5	
C1101	1	2	2	1		5	
C1104	0	1	2	2		5	
C1107	2	1	1	2		5	
C1112	2	2	1	1		6	
C1132	1	1	2	1		5	

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<u>#</u>	<u>H</u>	<u>S</u>	<u>I</u>	<u>E</u>	<u>Bonus</u>	<u>Total</u>	<u>Comments:</u>
C1136	1	2	1	2		6	
C1140	2	1	2	1		6	
C1142	1	1	2	1		6	
C1144	2	1	1	1		5	

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CHANGES TO THE HISTORIC RESOURCES INVENTORY  
AFTER STAGE 2 EVALUATIONS

<u>A to B</u>	<u>B to A</u>	<u>B to C</u>	<u>C to B</u>	<u>C to D</u>	<u>D to C</u>	<u>Torn Down</u>
430	150	230	61	186	104	458
449	285	286	73	236	133	1040
456	301	310	112	267	140	797
471	317	339	113	326	143	408
506	354	383	156	413	152	
508	359	383	212	437	163	
553	360	405	239	462	206	
743	452	406	243	478	219	
761	750	409	307	541	223	
891	868	423	390	563	244	
970		483	637	567.1	248	
1116		488	935	570	303	
		528	1083	571	341	
		628		601	346	
		691		612	349	
		799		857	364	
				876	374	
				931	394	
				937	414	
				938	418	
				972	447	
				974	448	
				976	485	
				1020	497	
				1041	515	
				1084	516	
				1087	533	
				1088	634	
				1091	641	
				1096	642	
				1097	643	
				1098	681	
				1118	711	
				1119	729	
				1120	732	
				1124	773	
				1133	817	
				1134	820	
				1138	838	
				1143	859	
					861	
					866.1	
					887	
					910	
					918	
					948	
					954	
					1051	
					1144	

# ESTIMATE



**Operation Generation**  
PO Box 18 930 Third Street  
McMinnville, Or 97128  
(503) 949-6638

## Character Homes Of Oregon, CCB #159710

2000 Sailing Ct SW  
McMinnville, Oregon 97128  
Phone: (503) 949-6638  
Email: joe@jpsealcoat.net  
Web: <https://www.jpsealcoat.net>

Estimate # 000074  
Date 06/01/2020

Description	Total
Tear Down and removal of old parsonage	\$55,000.00
1) site prep and disconnect of utilities	
2) lead testing	
3) fence rental	
4) asbestos testing	
5) decommissioning of house	
6) back hoe tear down	
7) disposal fees	
8) clean up and site prep	
9) insurance	
Complete Job	
55,000	

<b>Subtotal</b>	\$55,000.00
<b>Total</b>	<b>\$55,000.00</b>
<b>Deposit Due</b>	<b>\$27,500.00</b>

### Notes:

Additional asbestos, and lead depend on discovery after testing

Thank you for your payment.

By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Operation Generation

# ESTIMATE

**Praise Assembly**



**Character Homes Of Oregon, CCB #159710**

2000 Sailing Ct SW  
McMinnville, Oregon 97128  
Phone: (503) 949-6638  
Email: joe@jpsealcoat.net  
Web: <https://www.jpsealcoat.net>

Estimate # 000075  
Date 06/01/2020

<b>Description</b>	<b>Total</b>
Remodel to code old parsonage	\$160,000.00
<hr/>	
<b>Subtotal</b>	\$160,000.00
<b>Total</b>	<b>\$160,000.00</b>

**Notes:**

- 1) electrical rewire 13,000
- 2) baths room remodel 15,000
- 3) kitchen update and repair 12,000
- 4) Replace windows that leak 8,000
- 5) siding removal 14,000
- 6) siding new. 9,000
- 7) Foundation repair 20,000
- 8) exterior paint. 9,000
- 9) interior paint. 12,000
- 10) replace flooring 8,000
- 11) trim and stair repair 6,000
- 12) contractor cost. 34,000
- Total remodel to code - 160,000

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Thank you for your payment.

By signing this document, the customer agrees to the services and conditions outlined in this document.



Praise Assembly