

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

<b>Office Use Only:</b>	
File No.	HL 7-20
Date Received	12-14-20
Fee	\$1200.00
Receipt No.	
Received by	CD

## Certificate of Approval (Alteration)

### Applicant Information

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

Applicant Name MAP Architecture Phone \_\_\_\_\_

Contact Name Ernie Munch Phone 503.936.1062  
*(If different than above)*

Address 111 SW Oak Street,

City, State, Zip Portland, OR 97204

Contact Email ernie@MAP-archplan.com

### Property Owner Information

Property Owner Name Historic 3rd and Ford LLC Phone 707.836.2049  
*(If different than above)*

Contact Name Gina Harley Phone 503.341.2783

Address 425 Aviation Blvd.

City, State, Zip Santa Rosa CA 95403

Contact Email gina@wprovisions.com

### Site Location and Description

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

Property Address 618 NE 3rd Street

Assessor Map No. R4 1 21 - BC - 10400 + 10402 Total Site Area 9,000

Subdivision Rowlands Block 6 Lot 4 + W 1/2 lot 3

Comprehensive Plan Designation Commercial Zoning Designation C-3

1. What is the classification of the historic building? \_\_\_\_\_
2. Architect Name MAP Architecture Phone 503.936.1062  
(Engineer or Other Designer)  
Contact Name Ernie Munch Phone 503.936.1062  
Address 111 SW Oak Street  
City, State, Zip Portland, OR 97204  
Contact Email ernie@MAP-archplan.com
3. Contractor Name The Grant Company, Inc. Phone 503.845.6035  
Contact Name Jay Augustus Phone 503.313.0598  
Address 135 E Charles Street  
City, State, Zip Mt Angle OR 97362  
Contact Email jaya@thegrantcompanyinc.com
4. The existing use of the property. Restaurant and Hotel/Restaurant (under Construction)
5. The intended use of the property. Same when construction is completed
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.);
  - B. How the proposed project meets the applicable Comprehensive Plan policies;
  - C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
    - 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;
- E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
- F. The physical condition of the historic resource, and how the condition relates to the proposed project.

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.
- Architectural drawings, including elevations of the proposed 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

12/14/20  
\_\_\_\_\_  
Date

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

12/14/20  
\_\_\_\_\_  
Date

# **Narrative in Support of a Proposed Historic Landmark Alteration to The Jameson Hardware Building**

**608 – 618 NE 3<sup>rd</sup> Street, McMinnville, OR**

## **A. Project Description:**

Two ventilation louvers are proposed to be added to the south/alley façade of the Jameson Hardware Building. One will replace the glass in an existing basement window. The other will be in a new opening. The louvers will be painted to match either the color of the stucco wall, or the color of the window within which they will be placed.

The main floor and the second floor of the Jameson Hardware Building, (built from 1917 to 1919), were renovated in 2017-2020. The first floor is now occupied by a tap house. The second Floor has been renovated a yet to open, seven-unit high end boutique hotel.

The building formally at 618 NE 3<sup>rd</sup> Street was demolished in favor of a two-story addition to the Jameson Hardware Building. That addition will add two units to the second-floor hotel and host a small high-end restaurant on the ground floor. Because of the constrains of the 618 parcel, (24' x 100'), the restaurant spills over into the basement of the Jameson Hardware Building. The restrooms, and a prep-kitchen are located in that basement, along with a small wine cellar tasting venue.

Permission is requested to add 2 ventilation louvers for a type 2 hood in the basement prep kitchen. The hood will serve a large commercial soup kettle, and 2 baking ovens. It may also serve the compressor units for the walk-in refrigeration, also in the basement. Given that the upper two floors, and the highly valued north and west brick facades of the Jameson Hardware Building have been fully renovated and restored, the only viable ventilation route is through least valued, alley façade. That façade is no longer original after being covered with stucco in about 2015.

## **B. The proposal supports the applicable policies of the Comprehensive Plan:**

The afore mentioned structures have not received any public grants. The proposal is not undertaken under interim measures for historic preservation. The proposed vents are important to the uses housed in the historic structure, which promote heritage tourism, and contribute to the economic vitality of the Historic District and the larger community.

Once on line, the hotel and boutique restaurant together will offer a high-end visitor experience and represent something unique to McMinnville and Oregon. They will encourage the continued growth and diversification of McMinnville's economy, and further cement the city's role as the cultural and economic center of Yamhill County and the Oregon wine industry.

## **C. How the proposed project meets the applicable design standards and guidelines, which are as follows:**

- 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.**

The proposal supports a new use which will give economic viability to the historic structure and the addition now under construction. The louvers will not disrupt spatial relationships or spaces. The proposal will not interrupt or compromise the highly valued west and north façades. The original brick alley façade was previously covered with stucco.

- 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.**

The louvers will be placed in a non-original stucco finish, not in the highly valued west or north façades. The louvers will not disrupt spatial relationships or spaces.

- 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.**

The louvers will fit into the alley landscape but be detailed to distinguish the original opening from the new opening.

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

The addition to the original Jameson Hardware will be constructed as approved by the Historic Landmarks Committee.

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

The earlier installed replacement sash in the existing opening will be preserved, and available for reglazing if, in the future, the louver is no longer needed.

- 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.**

The intervention will not exceed the minimum required while respecting the proportions of the original opening. The earlier installed replacement sash in the existing opening will be preserved.

- 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.**

Other than painting, there will be no physical or chemical treatments.

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

No archeological resources have been identified.

**i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior.**

The Guidelines for Historic Preservation as published by the United States Secretary of the Interior for Rehabilitation call for, "Installing a new mechanical system, if required, so that it results in the least alteration possible to the historic building and its character-defining features."

The south, alley façade was chosen as the most appropriate area to provide ventilation because it would be least disruptive of the rehabilitation work recently done on the main and upper floors of the historic, because the alley façade was neither in original condition nor highly visible, and because of the three facades, the alley façade is the least valued as an historic resource.

**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.**

The provision of ventilation for a basement type 2 hood is critical to the viability of the boutique restaurant on the first floor of the addition to the Jameson Hardware Building. The restaurant will support the economic viability of that recently rehabilitated historic landmark.

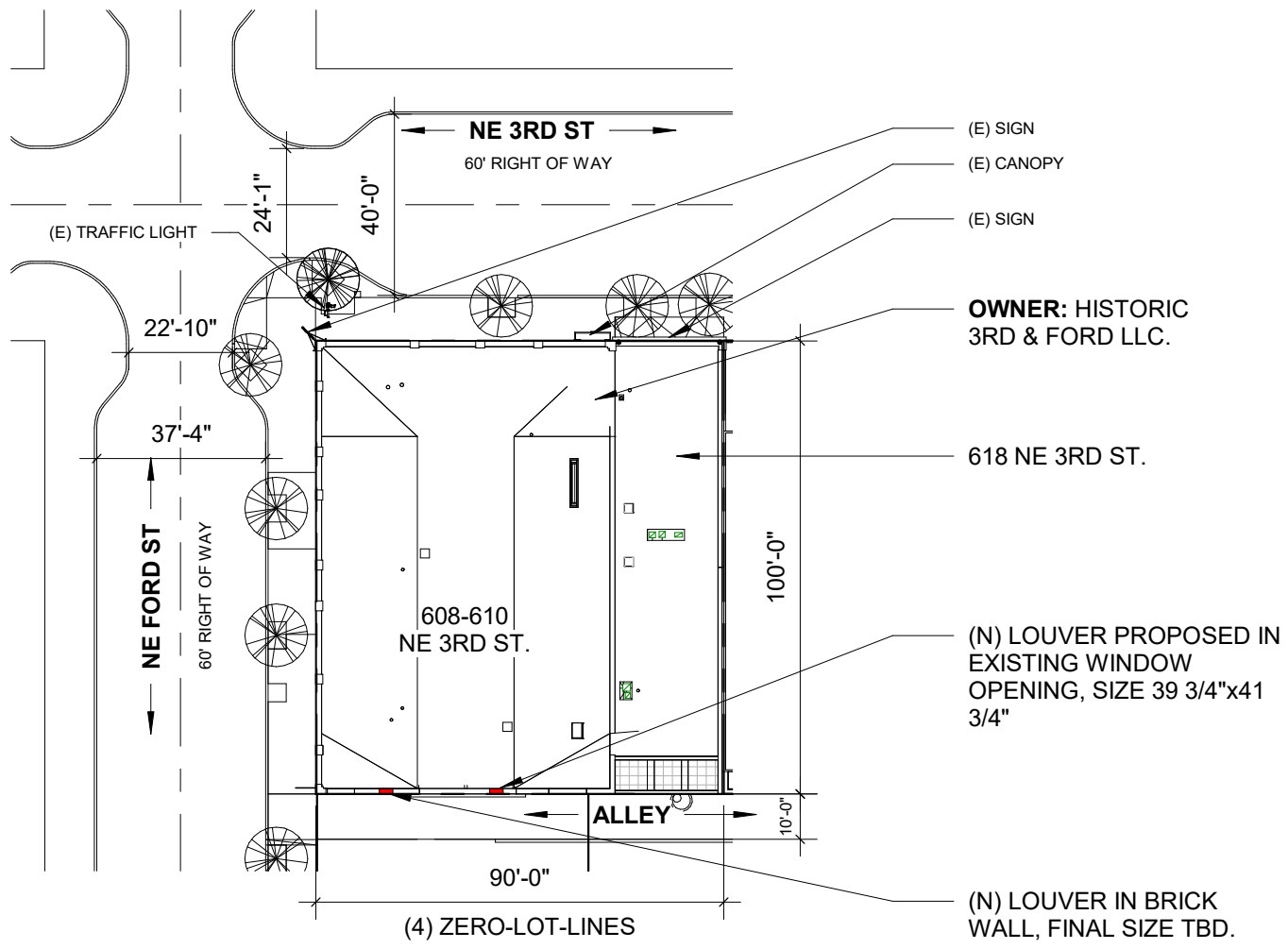
**E. The current value and significance of the historic resource, and how those factors relate to the proposed project.**

Despite its misclassification, the Jameson Hardware Building is a primary contributor to McMinnville's Downtown Historic District. Its rehabilitation is integral with the Owners' vision to provide a guest an up-scale experience with a boutique hotel and restaurant. Provision of a prep kitchen in the basement of the landmark is vital to the success that vision.

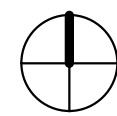
**F. The physical condition of the historic resource, and how the condition relates to the proposed project.**

The historic Jameson Hardware Building has been recently been rehabilitated is ready for the next 100 years. It is now being fitted with an addition appropriate to McMinnville's Downtown Historic District. It's going to be great.

12 December 2020



1 PROPOSED SITE PLAN  
1" = 40'-0"



NOT FOR  
CONSTRUCTION

MAP ARCHITECTURE  
Ernie Munch • Architecture • Urban Planning, LLC  
111 SW Oak Street, Suite 300 | Portland, Oregon 97204 | (503) 227-9860

TAYLOR/DALE 2

618 NE 3rd Street, McMinnville, OR 97128

12/18/20

SD-1

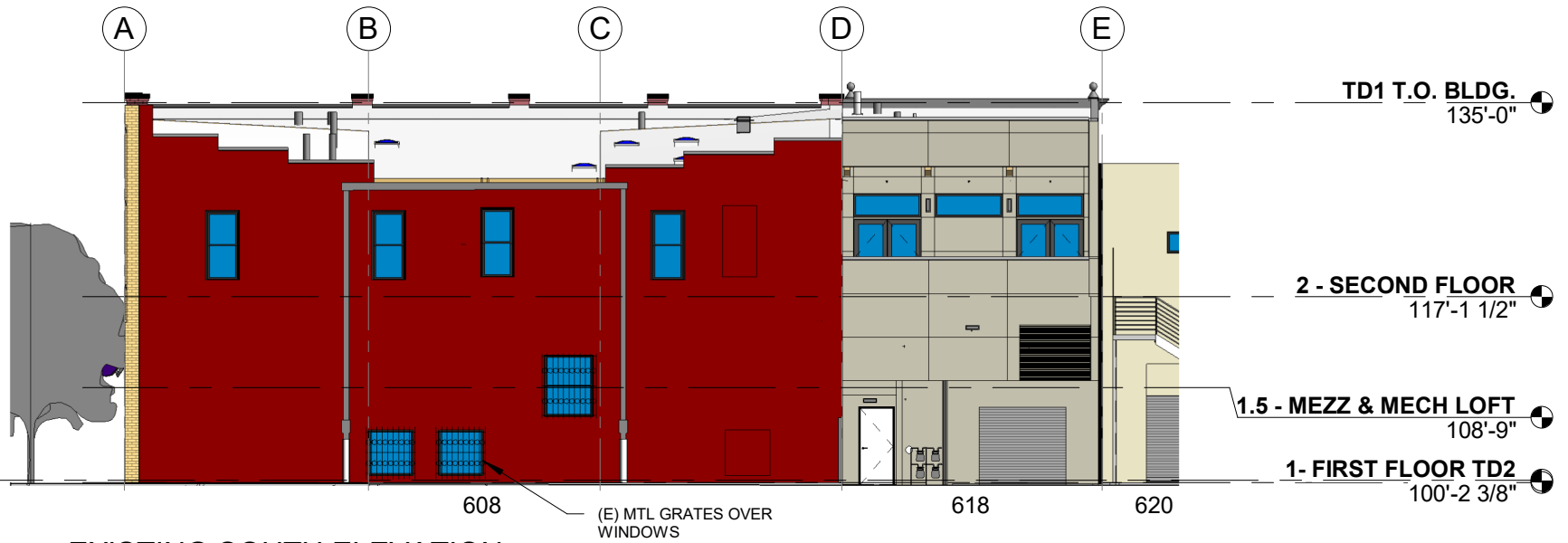
(E) SIGN  
(E) CANOPY  
(E) SIGN  
**OWNER: HISTORIC  
3RD & FORD LLC.**

618 NE 3RD ST.

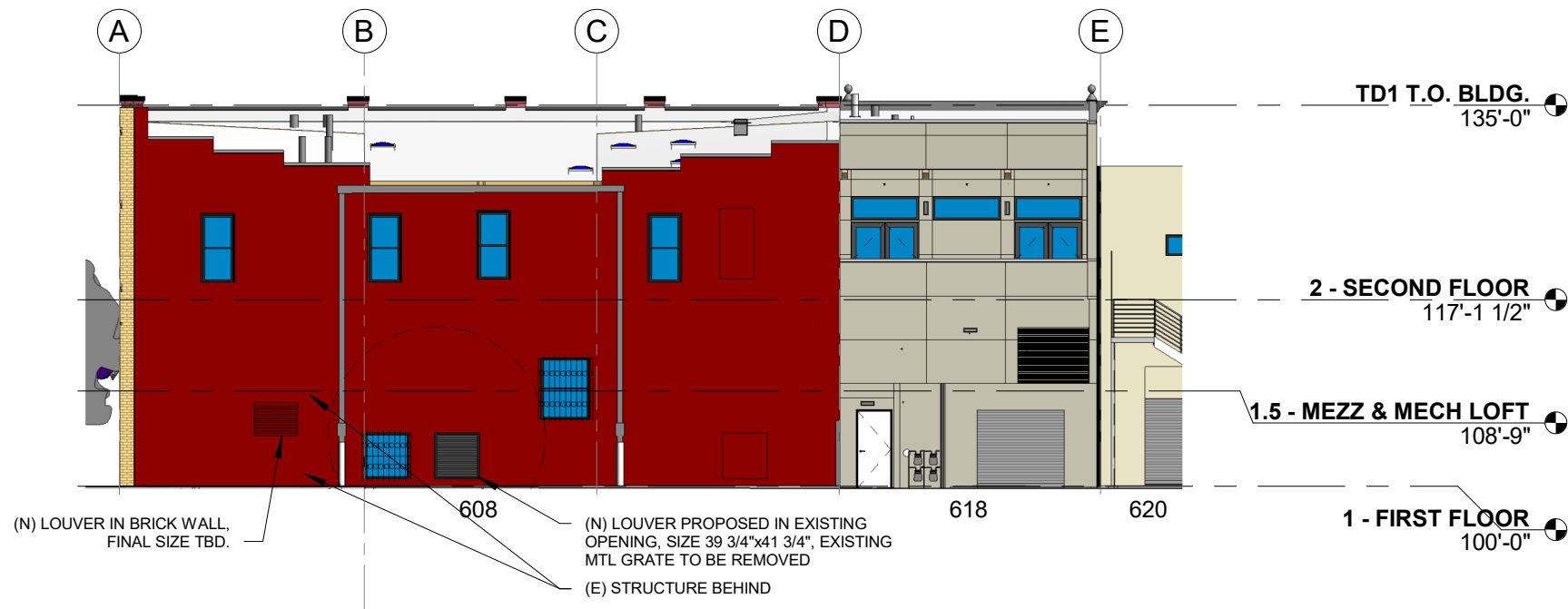
(N) LOUVER PROPOSED IN  
EXISTING WINDOW  
OPENING, SIZE 39 3/4"x41  
3/4"

(N) LOUVER IN BRICK  
WALL, FINAL SIZE TBD.

(4) ZERO-LOT-LINES



1 EXISTING SOUTH ELEVATION  
1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
1/16" = 1'-0"

NOT FOR  
CONSTRUCTION

MAP ARCHITECTURE  
Ernie Munch • Architecture • Urban Planning, LLC  
111 SW Oak Street, Suite 300 | Portland, Oregon 97204 | (503) 227-9860

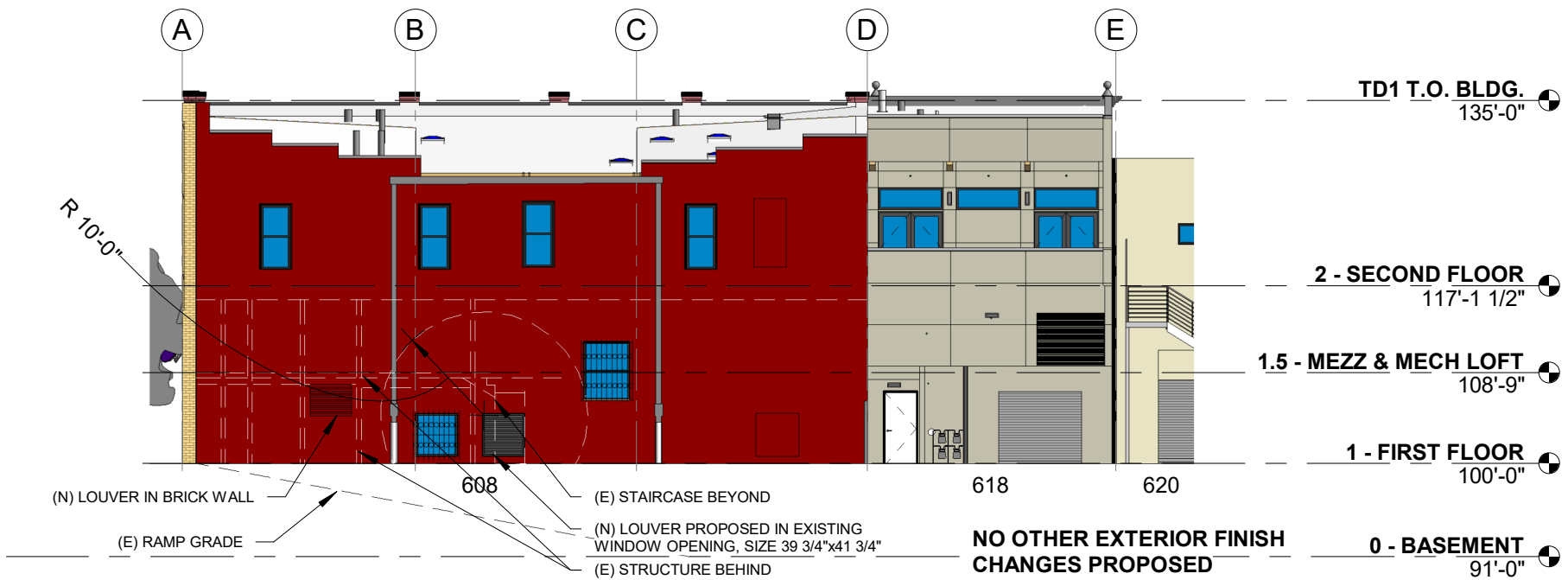
TAYLOR/DALE 2

618 NE 3rd Street, McMinnville, OR 97128

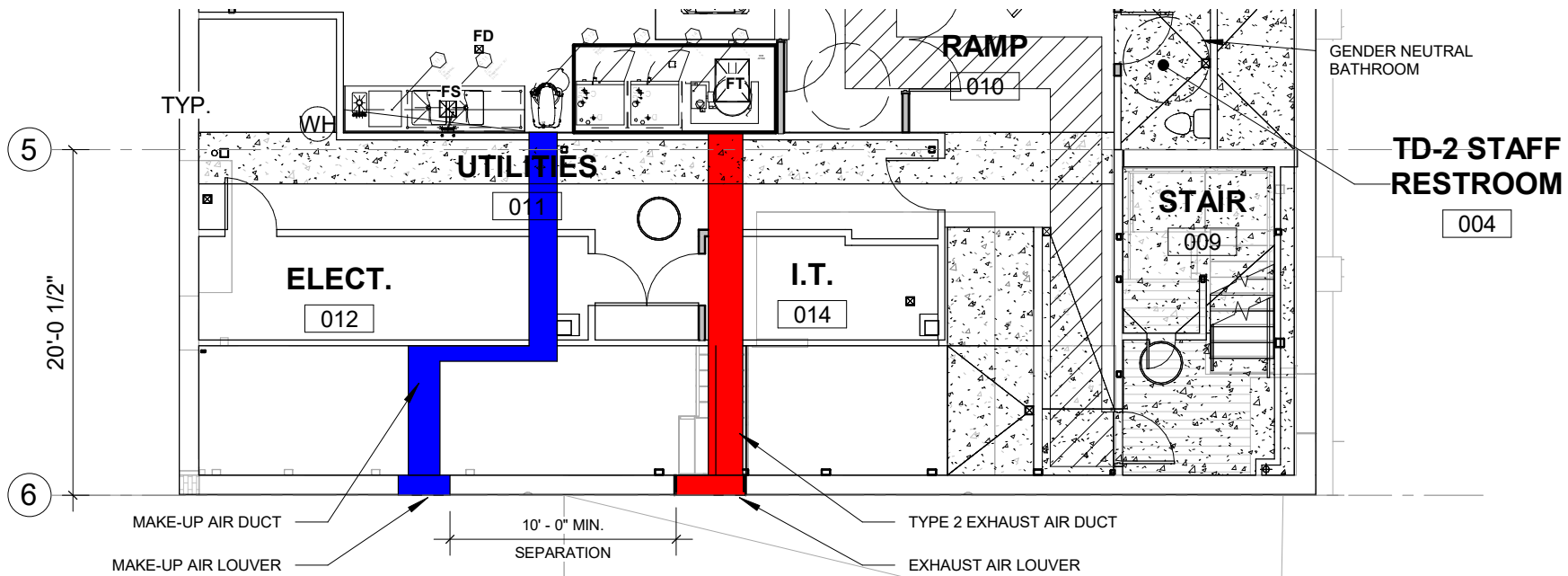
12/18/20

SD-2





2 PROPOSED SOUTH ELEVATION X-RAY  
1/16" = 1'-0"



1 LEVEL 0 - ENLARGED PROPOSED PLAN  
1" = 10'-0"

NOT FOR  
CONSTRUCTION

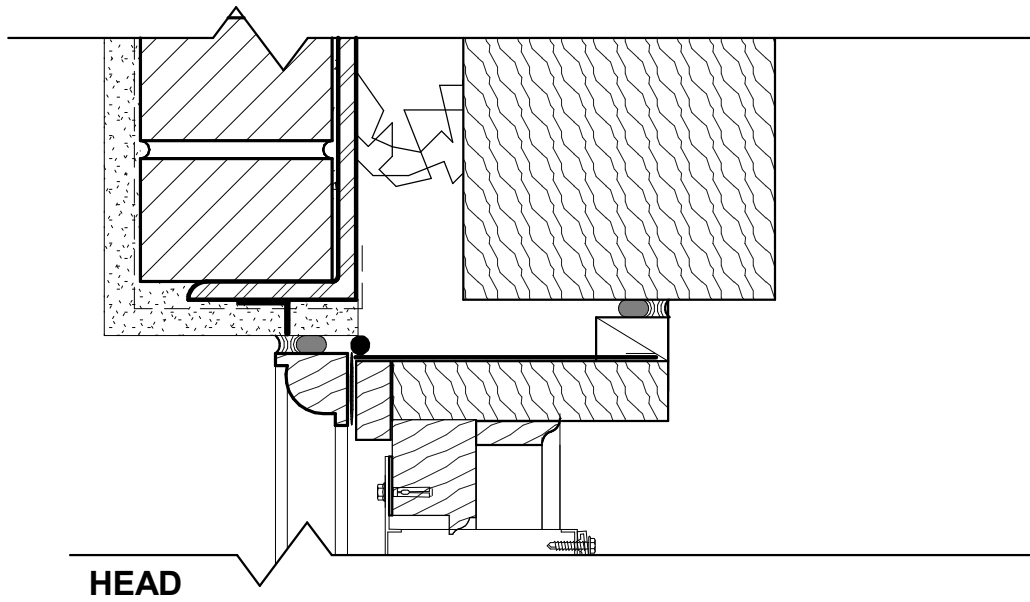
MAP ARCHITECTURE  
Ernie Munch - Architecture • Urban Planning, LLC  
111 SW Oak Street, Suite 300 | Portland, Oregon 97204 | (503) 227-9860

TAYLOR/DALE 2

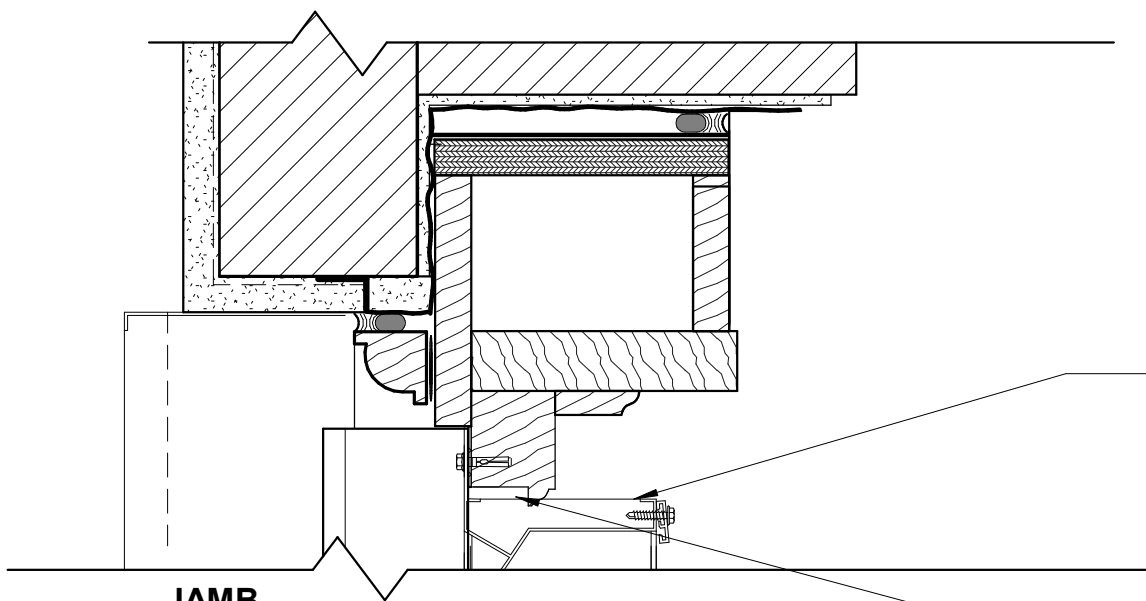
618 NE 3rd Street, McMinnville, OR 97128

12/18/20

SD-3

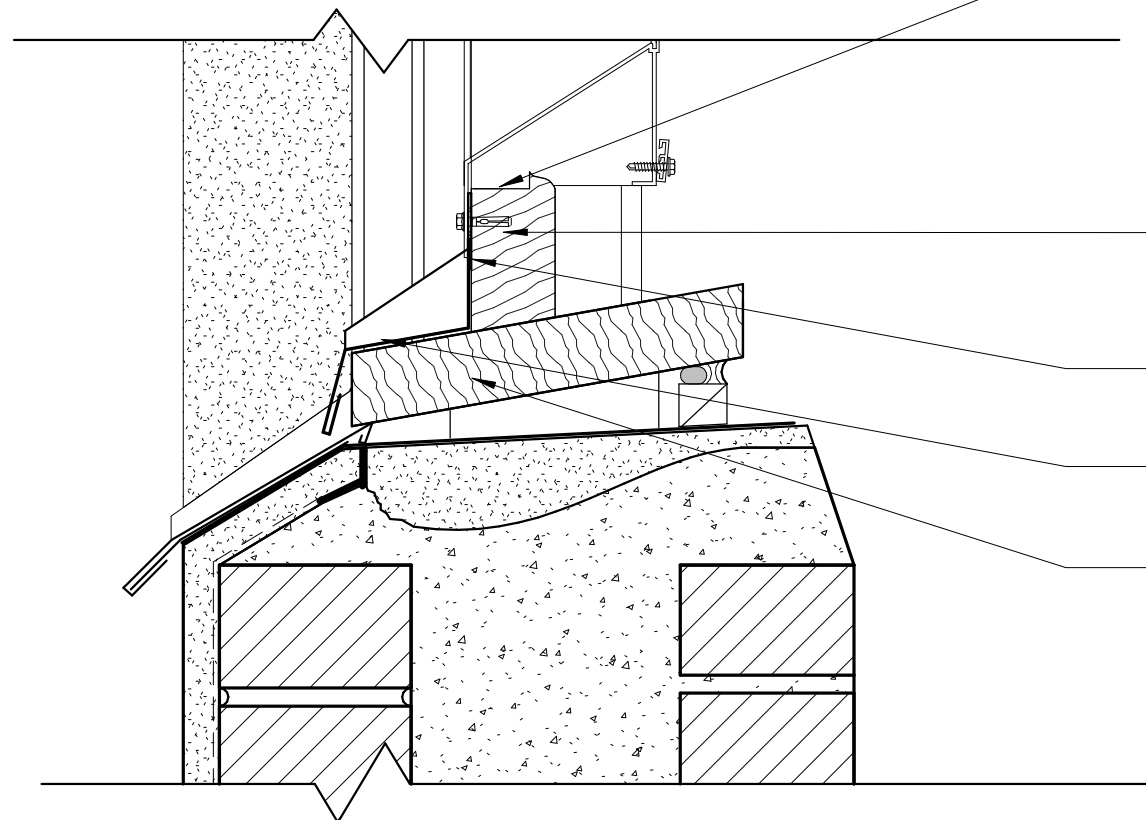


**HEAD**



**JAMB**

(N) PTD. ALUMINIUM LOUVER W/  
MOUNTING FLANGE TO REPLACE  
EXISTING IGU



**SILL**

REMOVE (E) APPLIED WD STOP AND  
IGU

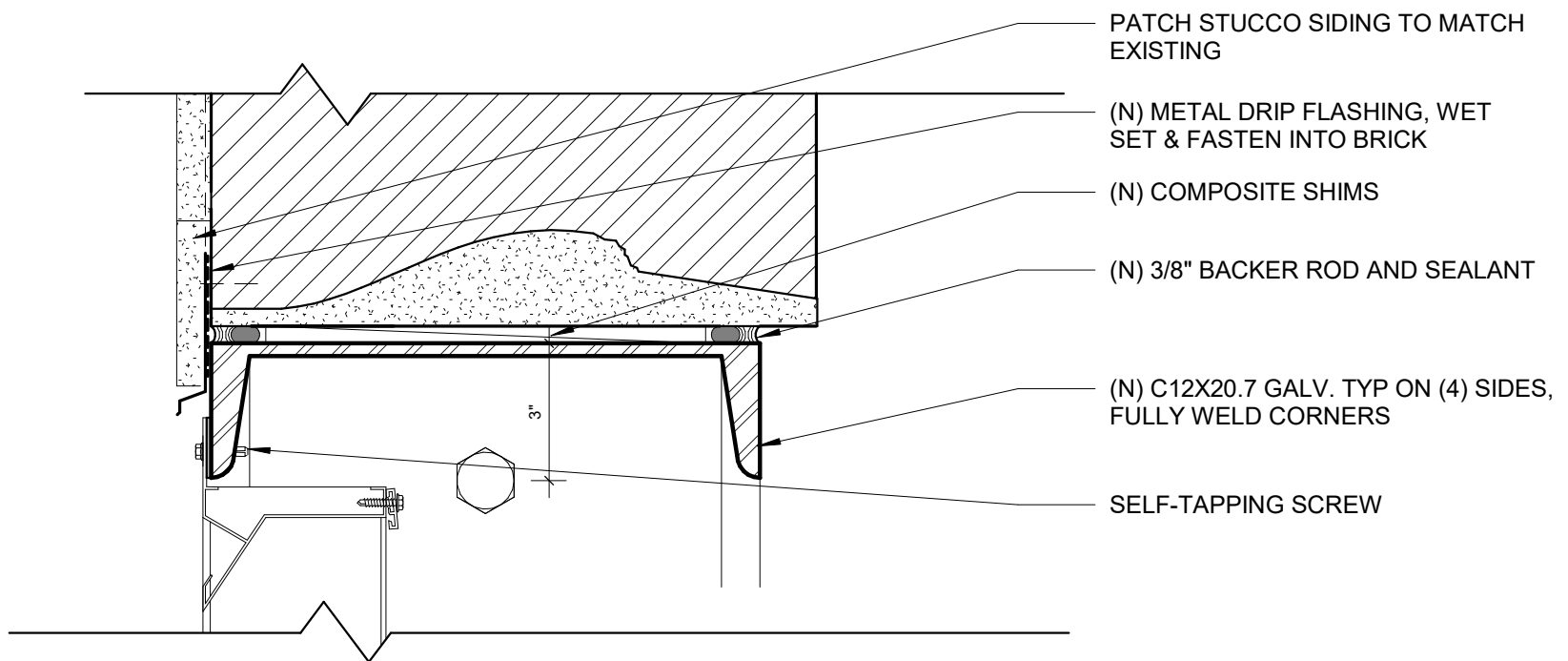
TYP. WD SCREW ATTACHMENT PER  
MANUFACTURER, DO NOT OVER  
PENETRATE EXISTING SASH

(N) COMPRESSIBLE NEOPRENE  
GASKET TYP, (4) SIDES

(N) METAL FLASHING W/ SIDE DAMS

(E) WINDOW IN EXISTING OPENING

① NEW LOUVER IN EXISTING WINDOW  
3" = 1'-0"



PATCH STUCCO SIDING TO MATCH EXISTING

(N) METAL DRIP FLASHING, WET SET & FASTEN INTO BRICK

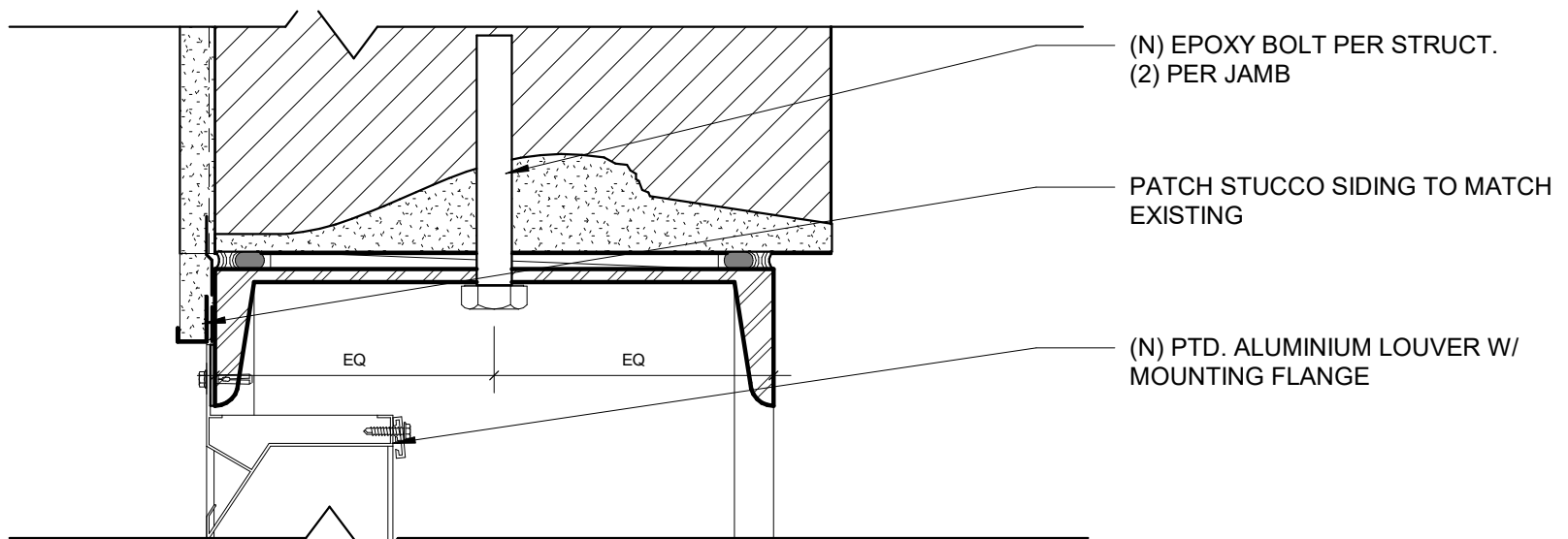
(N) COMPOSITE SHIMS

(N) 3/8" BACKER ROD AND SEALANT

(N) C12X20.7 GALV. TYP ON (4) SIDES, FULLY WELD CORNERS

SELF-TAPPING SCREW

**HEAD**

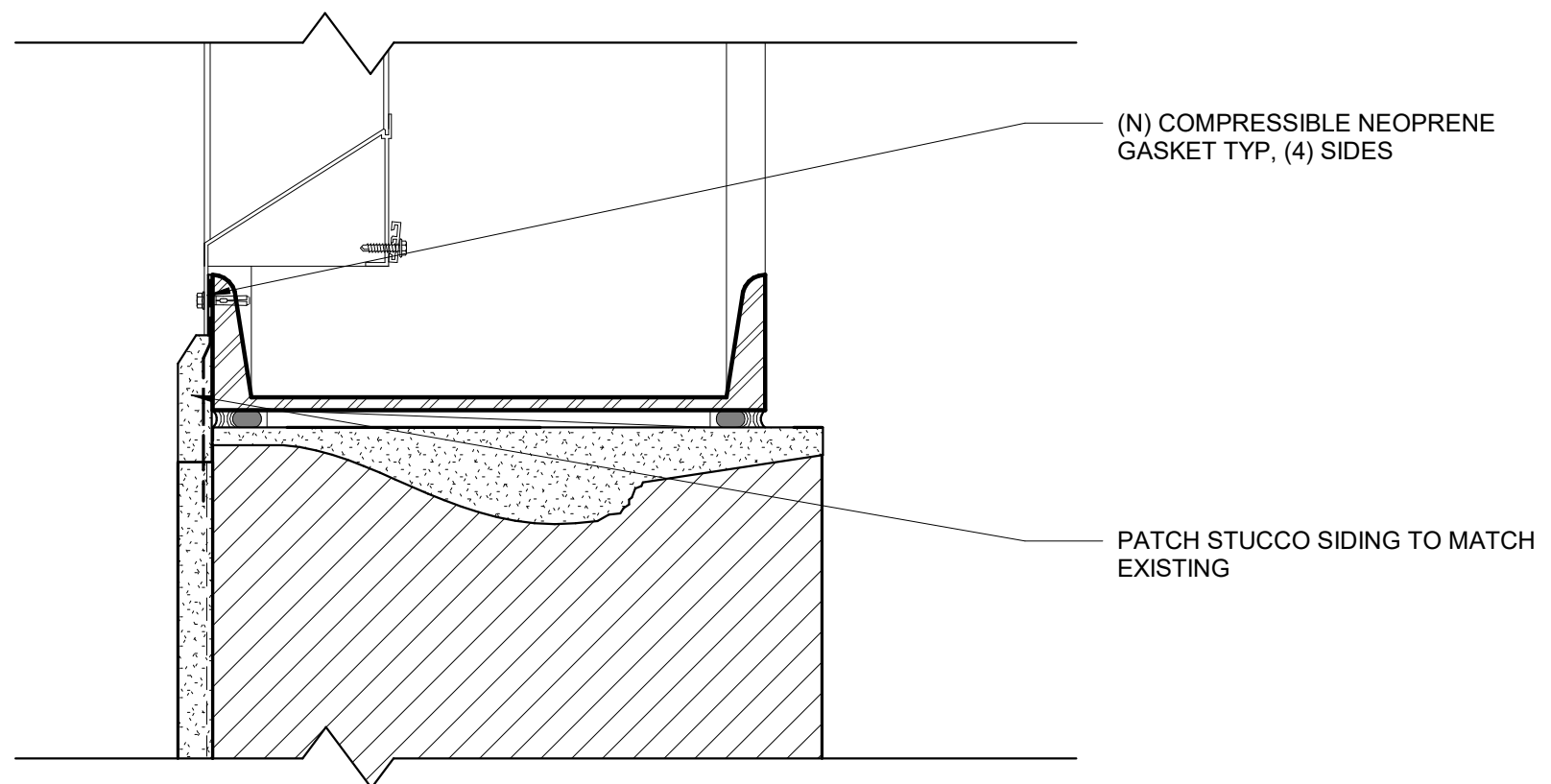


(N) EPOXY BOLT PER STRUCT. (2) PER JAMB

PATCH STUCCO SIDING TO MATCH EXISTING

(N) PTD. ALUMINIUM LOUVER W/ MOUNTING FLANGE

**JAMB**



(N) COMPRESSIBLE NEOPRENE GASKET TYP, (4) SIDES

PATCH STUCCO SIDING TO MATCH EXISTING

**SILL**

① NEW LOUVER IN ALLEY WALL  
3" = 1'-0"



