



1. What is the classification of the historic building? B - 549

~~X~~  
2. Architect Name Dwight Miller - Builder/Architect Phone \_\_\_\_\_  
(*Engineer or Other Designer*)

~~X~~  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

~~X~~  
Address \_\_\_\_\_

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

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

3. Contractor Name Unknown Phone \_\_\_\_\_

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

Address \_\_\_\_\_

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

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

4. The existing use of the property. Office space for campus Information Technology Services

5. The intended use of the property. Addition to Graf Hall and New Science Building

6. What is the reason(s) for the request (e.g., meet building code requirements, redevelopment, etc.).  
Linfield University is proposing the demolition of Mac Hall to allow for the redevelopment of the site for the expansion of the existing core science programs that are currently located in the adjacent Graf and Murdock Halls.

The sciences represent one of the core curriculums at Linfield. It is clear to the Univeristy and their Board of Trustees that the expansion of the science programs and the enhancement of the supporting facilities is critical to enrollment and Linfield's long term marketability, student retention and overall long term institutional viability and success.

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

2/3/2021  
Date

MARodriguez  
Property Owner's Signature

2-3-2021  
Date

**Date: 2/3/2021**

**ITEM #7 – SUPPORTING NARRATIVE**

Application for Certificate of Approval for the demolition of a City of McMinnville designated Historic Resource.

LINFIELD UNIVERSITY  
900 SW Baker Street  
McMinnville, OR  
Yamhill County

Map/Tax Lot #R4420DD00400  
Zone: R-4  
Subdivision: Samuel Cozine's DLC

Site #: 44.24  
Aerial #: J-13  
Resource Classification: B  
Resource #: 549  
Date Constructed: 1936  
Builder/Architect: Dwight Miller

Historic Name & Common Name: Mac Hall  
Original Use: Men's Dormitory  
Converted Use: Staff Offices  
Stories: 2.5 with high gable

7. Narrative that describes the following:

7A. **Describe the proposed project in detail.**

Through an extensive and detailed study over the last 4-plus years undertaken by Linfield's administration and the Board of Trustees, it is very clear that Linfield's future rests on the ability to deliver the highest quality science programs possible. In order to do this, the science facilities must be of the quality and size to continue Linfield's prominence in the sciences.

In order to create a comprehensive science complex strategically located on the central academic quad of the Linfield University campus, the proposed project is to demolish the existing Mac Hall structure in its entirety and construct a new science building that connects to and extends the two existing science buildings, Graf and Murdock Halls. The entire complex will be located on the north side of Linfield Avenue, prominently positioned on the southwest corner of the quad.

Both of the existing inter-connected science buildings, Murdock Hall (built in 1982) and Graf Hall (built in 1965), are physically connected via fire separation, they house the physics, biology, biochemistry and chemistry programs. They are both in need of significant physical and structural renovation to meet today's pedagogical and interdisciplinary higher education science standards and some of the initial renovation is included in this project.

Mac Hall was originally designed and constructed as a “Boys” dormitory. The three-story building is approximately 10,490 square feet and provided (at the time) 26 student dorm rooms with shared restrooms/showers at each level and, common/shared lounge and study rooms on the ground floor. The building does not have a basement, but rather a partial crawlspace. As a building designed specifically as a single-gender dormitory and constructed using 1930’s building standards (bearing walls, unreinforced masonry, etc.) with combustible materials (wood), it has a very inflexible and prescriptive floor plan that makes it impossible to adapt to other academic program uses.

In 1993, Mac Hall received modest renovations to the interior spaces, extending the utility of the building as a dormitory. However, in 2007, after completion of new modern residence halls on campus the decision to remove the Mac Hall dorm rooms from the student housing inventory was made for a number of reasons including:

- lack of proximity to the core student housing area of the campus
- the age and disrepair of the building
- compliance to accessibility/ADA codes
- non-compliant life-safety emergency egress
- complete lack of seismic resiliency
- inefficient and outdated building systems
- non-compliant to State Energy codes
- lack of Title IX compliance standards and goals.

Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield’s Information Technology Services. Currently, the two upper levels are of no value or benefit to Linfield, and are not occupied. They are only used for limited storage due to building code life-safety exiting concerns. Over the last years, due to the state of the building it has been depopulated and the final removal of all employee offices will occur Spring Semester 2021.

As we look forward to Linfield’s enrollment growth trajectory an important asset is Linfield’s new Northeast Portland campus which will provide Linfield capacity for enrollment growth, it can house approximately 500 on ground students. This expanded space and the new investment in nursing labs allows us to increase our Nursing population from 375 to 400 in the very near future. This growth has already been approved by the Oregon State Board of Nursing. Growth in our Nursing program also necessitates growth in our preparatory science classes held on the McMinnville campus. Our new science complex has been designed to accommodate these growth needs. We look forward to additional science focused programs joining Nursing at our new location and again anticipate that the preparation for these programs will be based in McMinnville

It is critically important that Linfield maintain its academic competitiveness to attract the top students and retain excellent faculty so that its core science programs continue to support all of Linfield’s degree tracks, especially those in the long-established and highly regarded nursing program.

A Linfield nursing degree is a highly sought-after pathway to success. Some 44% of the class of 2018 earned a Bachelor of Science in Nursing. We all recognize the importance that healthcare-related

education will play for the future of our science curriculum and for the university's growth. Over half of Linfield's nursing majors study their first two years on the McMinnville campus, with extensive concentration in preparatory science courses. This creates a need for more space, technology, and scientific opportunities for the university. New science facilities will address these needs.

Overall, the Sciences serve multiple and significant student populations at Linfield: Science majors (50+ a year), Pre-Nursing Majors (200+ a year) and as a general education requirement. In any given year close to 25% of all students are enrolled in courses in the sciences.

The new science complex achieves the needs for state-of-the art spaces to support Linfield students and provide room for future growth. The new science complex will result in the following total area:

- Existing Murdock Hall to remain = 24,348 SF
- Existing Graf Hall Renovation= 24,880 SF
- New addition to Graf Hall = 11,201 SF
- New Addition wing = 23,958 SF

As shown above, there will be 35,159 SF of new space added to science facilities to accommodate the needed program space. For reference and comparison, the existing Mac Hall is 10,490 SF total. Thus, even if Mac Hall were able to be reconstructed and used in place of the New Addition wing, the science complex would be 13,468 SF short of the space required for the science complex and the project would not be functionally feasible.

The new science complex at Linfield will have an additional 111 lab seats representing spaces in Biology, Chemistry, Physics and shared across all areas. Those seats will allow us to accommodate over 166 additional students/semester in classes and when we consider the per credit cost for each 4-credit class, we have a potential revenue increase of \$925,740 per semester and over \$1.8 M per year. Conversely, without the increased space we stand to lose not only the unrealized revenue but we will not have the state of the art facilities needed for a robust science program that can compete to attract the best talent, students and faculty alike.

Mac Hall brings no value to Linfield, while the proposed expanded science complex will bring an incredible value and significance to both Linfield and the City by enhancing Linfield's ability to attract students and grow enrollment with long-term success as a viable University.

For the reasons noted above, it is Linfield's position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting. Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.

**7B. How the proposed project meets the applicable Comprehensive Plan policies?**  
(Decision Criteria 1)

The Linfield University campus sits within a Multi-Family Residential R-4 zone and is a permitted use as the University has been an established higher education institution within the City of McMinnville since the founding in 1858. The University campus property does not have any known zoning over-lays.

Community Plan Goal III-2 is adequately addressed as outlined in response item 7H of this application.

Community Plan Goal X-1 notes the need to provide opportunities for public involvement. This requirement is met because the decision will be conducted in a public meeting.

In the State of Oregon, it is typical that University campus properties are identified as University District zones within their local comprehensive plan and zones. However, that is not the case in the City of McMinnville.

**7C. 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).** (Decision Criteria 2)

The location of Mac Hall and its proposed removal is critical to the success of Linfield University and the science programs in Biology, Biochemistry, Chemistry, and Physics because of its proximity and connection to the existing Graf and Murdock Halls. The goal of creating a comprehensive “complex” of science spaces is critical to Linfield’s success and to the contemporary nature of scientific inquiry, teaching, and research. That is, the new Science Complex will promote interdisciplinary study and promote collaboration among academic disciplines as well as between faculty and students.

There are many economic opportunities that Linfield University is looking forward to over the coming years to which the new Science Complex will contribute. With the purchase of the Northeast Portland campus, the University is poised to grow its nursing program and allied health programs which are in high demand for current and future students. The curriculum required for these as well as other liberal arts majors is a mastery of the science-based disciplines. The new Science Complex will afford Linfield students the ability to gain a state-of-the-art education.

The current use of Mac Hall does not generate income for the University. In fact, Mac Hall will be vacant in Spring 2021 as the final stages of employee relocation is completed. And while Mac Hall generates no income, the removal of Mac Hall is directly linked to the future of Linfield University and its ability to remain financially viable in a competitive and challenging marketplace. The proposed new state-of-the-art science facility will provide needed financial stability to the University and it will attract and retain top faculty and students. See section 7A for additional information on this financial impact.

Mac Hall brings no economic benefit to Linfield University. Nor does it serve the City of McMinnville or the broader region. With that in mind, it is worth noting that the current landscape of higher education is in transition. For example, many small liberal arts universities are experiencing decreasing enrollments and financial challenges, some of which have failed or are currently failing to survive. Linfield University is not immune to those pressures; however, strong

leadership of the University and collaborations across student groups, faculty, alumni and community partners combine to ensure that Linfield is and will continue to be poised for growth. Indeed, the success of Linfield University has a direct impact on the financial viability and social fabric of the City of McMinnville.

Through the delivery of its science programs – Biology, Biochemistry, Chemistry, and Physics – in addition to what those programs contribute to the Nursing program on the Portland campus, Linfield’s McMinnville campus is both foundational and a significant contributor to the health and wellness infrastructure of our region. For example, current data show that 73% of nursing alumni, after graduation, continue to work and live in Oregon. They make significant contributions to our state’s skilled and professional health care labor force. If we include Washington and Idaho in that data set, 87% of nursing alumni continue to work and live in the broader region. That said, McMinnville’s campus and the new science building will have both economic benefits and social benefits in the region. The new Science Complex will not only create opportunities for Linfield students, but it will also create opportunities for the McMinnville community by providing internships and community service opportunities, thus enhancing the already dynamic partnership that exists.

It is important to point out that scientific inquiry is increasingly shared across all of the science-based disciplines, and the design for the new complex reflects that fact by co-locating all of the science faculty offices and research spaces together in one central location, regardless of their academic department or subdiscipline. This hub of interdisciplinary scientific teaching and research is the most critical component of the complex as it functions both practically by making the connections amongst the sciences a day-to-day reality and symbolically by putting science on display as a collaborative enterprise. This approach is featured in cutting edge buildings such as the Collaborative Life Sciences Building for OHSU, PSU and OSU where research labs are co-located. Linfield goes further by intermingling the science faculty in both their office and research settings.

Linfield as a whole, by its long-standing presence in the community with students, faculty and staff, along with campus activities and events that it hosts for the public, does generate revenue and create a significant economic impact for businesses within the City of McMinnville and the surrounding areas. It is one of the largest employers in the City of McMinnville with most employees living in a 20-mile radius of the City. The University likewise makes every effort to purchase goods and services locally and is a member of the Chamber of Commerce and has a long and unique relationship with the citizens of McMinnville in the annual Partners in Progress campaign.

Research is not just a faculty enterprise; Linfield students are involved in scientific discovery and research in their classes and in collaborations with faculty. In fact, Linfield spends over \$160,000 a year to support students in their research endeavors. Students work with faculty in research labs to undertake work that contributes – today and in a very real sense – to areas such as human genome analysis and cancer research. Students gain practical skills that are regularly showcased at conferences and in publications that disseminate their work to other scientists, and they are well-positioned for further study. Within five years of their graduation, 38% of McMinnville students go on to graduate school. In fact, Linfield students from the STEM fields attend graduate school at higher rates compared to their counterparts who earn degrees from Lewis and Clark, Whitworth, and the University of Washington (Source: National Science Foundation Survey of Earned



Doctorates/Doctorate Record). The new Science Complex positions both Linfield University and McMinnville to make meaningful contributions well into the future.

**7D. The current value and significance of the historic resource, and how the condition relates to the proposed project.** (Decision Criteria 3)

Although Mac hall was a significant hub of activity in the early days of Linfield with the build out of our residence halls, other campus buildings and infrastructure the historic resource to the University no longer exists. From a functional standpoint, the building condition and its lack of life-safety requirements means it can no longer be used for either its original intent as a dormitory or even its more recent use as a support staff building for our IT department. To provide a safer environment for our current employees we have been relocating our IT staff for the past five years with the completion of the move in spring of 2021 leaving the building empty.

The current value to Linfield is the site itself with its proximity to the existing science facilities and academic quad. The Mac Hall site is the only feasible location for a new building. Any other location/position of this key new science building would negate the entire complex, extinguishing the critical functionality of the science complex that relies on interdisciplinary relationships between the science departments with regard to lab spaces, faculty offices, lab support, lecture spaces, and dedicated research spaces.

To achieve the required functionality and key interdisciplinary relationships, the science building complex design follows these key planning goals:

- **Locate faculty-student research** in the heart of the building complex.
- **Create neighborhoods for departments** adjacent to circulation paths. Connect upper division labs to research to facilitate joint use of space.
- **Locate faculty offices together** to promote interdisciplinary science. Group near research if possible with good access to the rest of buildings.
- Compliment the heart of the building **student learning space grouped together**.
- **Anchor student interaction areas** to beacon students to primary entries and sprinkle nodes throughout.
- **Locate vertical circulation areas close to heart** to facilitate movement and connections.
- **Locate restrooms near the nucleus** along the circulation path.

See Exhibit B4 for design concept layout diagrams.

To achieve the required layout to meet the planning goals above and the minimum space program, it requires significant renovations of Graf Hall and an increase of 35,159 net square feet of new building area. The new building area must be configured to meet the layout criteria for the science labs and classrooms. Critical layout criteria refers to minimum lab classroom planning modules that are considered industry standard for higher education facilities. See 7E for further information on physical size requirements.

Mac Hall has reached the end of its useful life as a building, as the attached exhibits demonstrate it is impossible to renovate and/or retro-fit with all the requirements of a modern-day science facility.

7E. **The physical condition of the historic resource, and how the condition relates to the proposed project.** (Decision Criteria 4)

Mac Hall is in poor physical condition, but the actual current condition does not directly relate to the proposed project or action from this application since the proposal is for complete demolition in order to allow for the needed expansion of the science complex.

There are two primary existing conditions that make Mac Hall an unusable or non-adaptable structure for science labs and classrooms, or for any other program use at Linfield University. These two conditions are:

1. Non-adaptable bearing wall structural systems (clay tile bearing walls and connections)
2. Physical size limitations of the structure (width, depth and height)

To address item #1 above in greater detail, the specific concern with the primary building structure is that the exterior bearing walls are constructed of hollow unreinforced clay tile with 4-inch brick veneer that has minimal attachment to the structural walls. Further, the wood framed floors and roof are not tied to the bearing walls and it is not physically possible to structurally and/or seismically tie the floors to the hollow clay tile material. The clay tile walls are a significant issue because the physical properties of the tile units are very brittle and cannot be structurally enhanced on their own. The interior double loaded corridor walls that run the length of the building are load bearing wood framed walls that are aligned and stacked from the crawl space to the roof. Both the exterior bearing walls and the interior stacked bearing walls sit on undersized and unreinforced continuous concrete foundations.

Additional concerns with the physical condition of Mac Hall are:

- The floor framing is 2x12 joists with ship lap floor decking. The floor joists sit on interior load bearing wood framed walls and the exterior load bearing unreinforced clay tile. The floors and roof have no lateral diaphragm.
- The interior floor to ceiling height at each floor is 8'-0" (9-foot floor to floor) with no false ceilings or void space for mechanical and/or plumbing systems.
- The building is known to contain hazardous asbestos and lead paint.
- Building systems such as mechanical heating and ventilating systems, and plumbing and electrical are very old and are not designed or capable of supporting spaces beyond the individual converted office spaces.
- The building mechanical and electrical systems and exterior envelop do not meet State of Oregon energy codes.
- The building has one central/internal non-rated egress stair. For a three story building, code requires two rated exit stair enclosures per floor and only two levels allowed to be open to one another.
- Exterior steel fire escapes ladders were added to each end of the building at some point. They were not part of the original construction. Exterior fire escape ladders are not allowed by code and have not been allowed for many years.
- The building does not have a fire sprinkler system or a fire alarm system.

- ADA/Accessibility Compliance – Only the main floor is accessible and it is only accessible through one of four entry/egress points. The upper two floors are not accessible due to the lack of an elevator. There are no accessible restrooms.
- Title IX Compliance – The original building was designed as a single-gender dormitory, the dorm rooms on the ground level were later converted to offices. The building is not accessible to students or the public.

To address item No. 2 above regarding the physical limitations of Mac Hall, there are a number of factors to consider that outline why Mac Hall cannot be renovated into right-sized current-day science labs and classrooms.

- The total building area of 10,490 square feet is on three floors resulting in 3,495 square feet per floor. The new Linfield program requires 35,000 square feet minimum.
- The building floor plate dimensions (width, depth and height) do not come close to meeting minimum dimensions required for science lab classrooms.
  - A typical modern lab/classroom size requires 30'-0" (depth) x 42'-0" (width) which allows for perimeter casework for sinks and fume hoods, a teaching wall, and casework on the perimeter.
  - Mac Hall has stacked load bearing walls (6-feet apart) running down the center that support the floor framing. This arrangement would prevent a laboratory classroom from being considered. See Exhibit B2 – Lab Plan Comparison for a graphic representation of the required layout.
  - The vertical height of Mac Hall from the first floor to the roof structure is approximately 28-feet (based on 9' floor to floor). The "minimum" height required for the new addition for science labs/classrooms is 48-feet (based on 16' floor to floor). Mac hall is approximately 20-feet too short.
  - The typical "minimum" size for a science classroom building would be 70' wide x 94'-6" long, allowing for 4 classrooms off a double loaded corridor that is 10' wide. This is a "minimum" standard.
- Science buildings require significant HVAC systems, fume hoods, minimum working clearances, and vertical circulation (stairs & elevators).
  - The load bearing walls distribute their load evenly on unreinforced concrete foundation and stem walls. The creation of vertical shafts would require significant re-framing of the floors and would introduce point loads down through the building that could not be supported at the foundation level.
- Structural live-loads and vibration isolation design criteria is significant for a science building due to the heavy science equipment, hoods, and cabinetry. The wood framed Mac Hall cannot meet the required structural live loads for deflection or vibration.
- The existing double loaded corridor with stacked wood framed bearing walls down the middle of the floor plan that also supports the roof structure means that there is very little flexibility with regards to "opening-up" of the interior walls to allow for rooms and uses beyond offices and/or dorm rooms that fit within the 15-foot depth.

It is also important to note that to achieve the goal of an interdisciplinary science complex, it is critically important that the basement levels of all buildings (Murdock, Graf and New Addition) in the complex are inter-connecting at the same levels. Mac Hall does not have a basement that would physically allow for the needed connection. Similarly, as stated above, the second and third

floors of Mac Hall would not be close to aligning with the levels of Graf Hall and would again, not allow the inter-connection of the buildings.

The result of the restricting floor plate, construction materials, code and seismic requirements, and the physical condition for a University building is to tear the building down and start over. Any adaptive re-use of the building is not feasible for the reasons noted above and the rebuilding of Mac Hall, even if that were possible, to its existing design as new construction would result in a building that would not fill any University need or program, and would prevent the development of the critically needed **\$35-Million** expansion of the science complex.

For the reasons noted above, it is Linfield’s position that Mac Hall has reached the end of its useful life and is not suitable for any academic, housing, or administrative use. The building is not adaptable due to the construction materials consisting of exterior load bearing clay tile and interior wood frame bearing walls as well as significant deficiencies related to life-safety exiting. Simply put, the standards to which Mac Hall was originally constructed are far out of date and it would be impossible physically to bring the building up to current day standards without a full tear-down and start-over.

7F. **Whether the historic resource constitutes a hazard to the safety of the public or its occupants.** (Decision Criteria 5)

Mac Hall “does” constitute a hazard to the safety of its occupants (private or public) due to the items listed above in item 7E. Primarily, the code compliance issues that do not meet any current day standard. As noted, Mac Hall is an unreinforced clay tile masonry building constructed in 1936 and has virtually “no” seismic resiliency. The building contains some levels of hazardous materials (asbestos, lead paint, etc.), and it does not meet (or come close to meeting) current life-safety building codes, and it does not meet any accessibility codes or standards (ADA or OSSC).

Given the construction materials and systems noted (clay tile bearing walls), a moderate to significant earthquake would likely destroy the building and cause personal injury and/or death to the occupants. Even a moderate earthquake would likely cause significant damage and safety issues with unreinforced façade elements and brick veneer as well as the disconnections of floor and roof plates to the exterior perimeter bearing walls that would collapse and result in personal injury and possible loss of life.

In 2007, Mac Hall first floor was converted into fifteen ground floor staff offices to house Linfield’s Information Technology Services. The two upper levels are of no value or benefit to Linfield and are not occupied and only used for limited storage due to building code life-safety exiting concerns. Specific life-safety building code concerns include the lack of enclosed egress systems such as rated exit enclosures and the reliance upon old exterior mounted fire escape ladders at each end of the building. The building is rated as a Group B Office, which allows occupancy by regular staff members that are familiar with the limited exiting routes. Use by the general public and students in the event that the building is converted to other uses, would be considered unsafe and not allowed.

7G. **Whether the historic resource is a deterrent to an improvement of substantial benefit to the City which overrides the public interest in its preservation.** (Decision Criteria 6)

The building/resource is located on the only feasible location for the expansion of the existing science facilities (Murdock & Graf Halls) and it is not adaptable to renovation for the sciences due to:

- combustible wood construction type used for floor, roof and interior wall framing
- use of unreinforced load bearing clay tile masonry
- limited floor plate dimensions horizontally with a bearing wall double-loaded corridor
- limited 9-foot floor to floor height
- inadequate structural members and sizing to support required floor live loads
- no ability to incorporate extensive infrastructure to support state-of-the art science labs and instructional spaces.

The science complex is critically important to Linfield University and its long-term success. To that end, Mac Hall’s presence is a deterrent to the proposed improvement project that will be a major benefit the university from the standpoint of long-term viability and directly enhance its benefit to the City. See 7A, 7C and 7H.

If the science complex is not built, the university will suffer by not being able to attract the exceptional students and faculty. In addition, we will be unable to deliver on the building promise that have led to significant private donations that have been awarded to fund the project, such as the \$10M William Keck Foundation grant, that represents the largest donation Keck has made to fund a private University science facility in Oregon, and the \$6M Evenstad pledge for a new wine education program and facility.

7H. **Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternate means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.** (Decision Criteria 8)

It is Linfield’s position that the proposed “removal” of Mac Hall is in the best interest of the majority of McMinnville citizens, and that the retention of the resource would “not” be in the best interest of the majority of citizens. Linfield is a private institution on private property, with some public streets within the boundaries of the university’s property. Linfield maintains its beautiful 189-acre campus for the enjoyment of its students, faculty, staff, as well as the citizens of the city.

The university and the City have a very strong history of creating an inviting destination in the community for students, faculty and staff, while also inviting the general public onto the campus grounds for various events, including athletic events, summer concerts and festivals, Commencement and the annual International Pinot Noir Celebration to name a few of the larger events. It is understood that both Linfield and the City mutually share in each other’s successes.

The proposed science expansion project is directly tied to the successes of the university, which then indirectly spills over into the community by means of supporting the local economy, investing in the local wine making industry, and by hosting major events that draw visitors to McMinnville.

The City will dramatically benefit by the success of the science program at Linfield that as stated, represents the university's future. We believe that what is good for Linfield is also good for the community at large, as well as a representation for how the sciences impact all aspects of daily living. The science education and literacy provided at Linfield is distinctive and our graduates enter the world with the experience of an immersive liberal arts education.

The general public of the City of McMinnville do not benefit from the existence of Mac Hall as the resource is not accessed by the public, nor is the building accessed by Linfield students or faculty. The public view from Linfield Avenue is the back of the Mac Hall, lacking any architectural distinction, while the front of the building is viewed from the academic quad.

A beneficial off-set is that two dormitory buildings, Larsell Hall in 1958 and Hewitt Hall in 1960, were designed and constructed as close replicas to Mac Hall and are located in the correct residence hall zone of the campus. Additionally, the design of Miller Hall (dormitory) is also based on Mac Hall and represents a more modern version of the same design, and is located at the eastern end of Linfield Avenue.

Linfield believes that Mac Hall as a resource can be preserved through photographs, original architectural blueprints, and written description as well as the fact that the Linfield campus has three buildings on campus in Miller Hall (31 on campus map), Hewitt Hall (40 on campus map) and Larsell Hall (37 on campus map) that are very similar in design appearance and function as code compliant residence halls. These three dormitory buildings can and will serve to preserve the building in lieu of protecting the resource.

**Additional Comments Related Decision Criteria 7 – Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation.**

The retention of Mac Hall as a resource would cause severe financial impacts and hardships to Linfield University as follows:

- Loss of very large grants and private donations totaling more than \$16M. Including the Keck gift of \$10M contingent on the building of the entire science complex. (section 7G)
- Loss of annual tuition revenues of \$1.8M from core science degrees programs and decreased enrollment. (section 7A)
- The University does not need additional dorm rooms, but is in desperate need of science lab, instructional and research space (section 7G)
- The existing Mac Hall building has no value to the University and does not generate any revenue. (section 7A)
- Not utilizing the strategic location of the ground area where Mac Hall is located to expand the science complex will lead to significant financial losses due to lost revenue noted above. (section 7D)
- Any use of Mac Hall will entail addressing monumental deferred maintenance and life-safety code issues plus on-going for a building that is of no use to the institutional. (Section 7E). Those dollars would not be available to support student scholarships and with 95% of Linfield University students receiving institutional aid this would result in a hardship for many students trying to attend.

Students are Linfield’s top priority, and it takes exceptional places to support them. Linfield strives for environments that cultivate community, support self-discovery, and inspire achievement. But key facilities are no longer able to advance the University’s mission. A new science complex is required and needs to be sited along with the other Science facilities on campus. This requires the removal of Mac Hall.

A state-of-the-art science complex where students can become scientists or science-informed leaders, cultivating science awareness is part of Linfield commitment to providing a comprehensive, interdisciplinary education. Outmoded, overcrowded science facilities now stand in the way. Rising to meet Oregon’s demand for skilled STEM workforce, a new science complex-designed for inclusive, collaboration immersive learning and discovery is a key initiative of the Linfield University mission.

In conclusion, is a statement from Linfield University President Miles Davis.

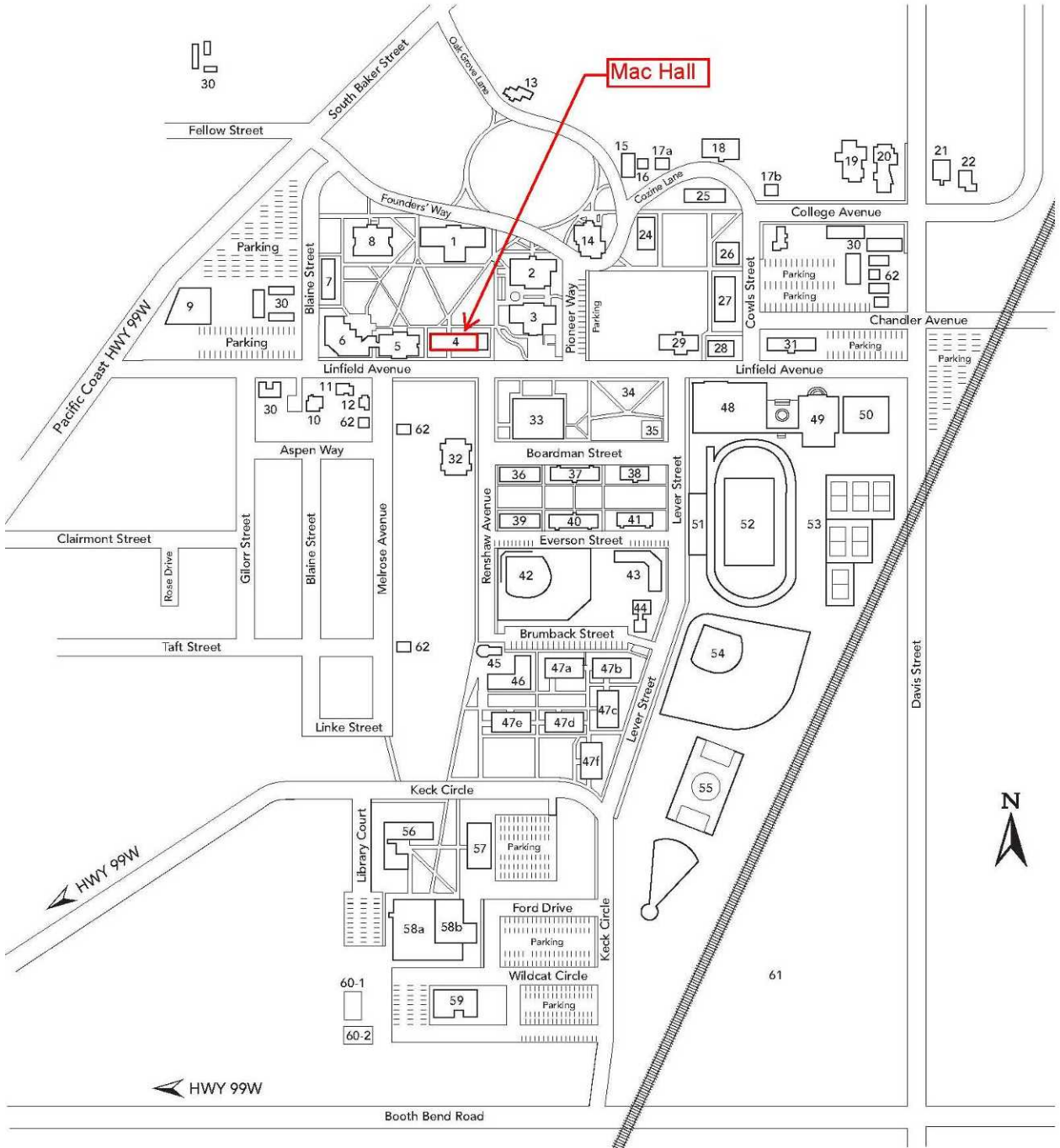
*Linfield is an economic, cultural, and civic partner with the City of McMinnville. While Linfield University is a non-profit dedicated to the mission of serving our students, the institution thrives in and contributes to McMinnville. From the economic contributions made by student and employees to the cultural contributions through extensive public programming and to the civic contributions of volunteers and interns our futures are intertwined.*

*Linfield University has exhibited a consistent history of success, one based on smart planning and investments in the future. Linfield’s continuing success in retaining its competitive advantages is critical to the University and the Community.*

**Exhibit Attachments:**

- Exhibit A – Existing Mac Hall Photographs
- Exhibit B – Original Architectural Plans & Elevations of Mac Hall
- Exhibit B2 – Lab Plan Comparison
- Exhibit B4 – Program Layout and Key Adjacencies
- Exhibit C – Existing Site Plan Survey
- Exhibit D – Proposed New Science Complex Site Plan
- Exhibit E – Exterior Renderings of Proposed Science Complex
- Exhibit F – Exterior images of Hewitt, Larsell and Miller Halls

**Linfield University** **CAMPUS MAP**





**EXHIBIT 'A'**

**Mac Hall Images:**

Note: due to mature trees at the site, the images may partially obscure the building.



View from the academic quad from the northwest looking southeast



View of north elevation from the academic quad looking south



View of north elevation from the academic quad looking south



View of south elevation from Linfield Avenue looking to the northwest



View of south elevation from Linfield Avenue



View of south elevation from Linfield Avenue looking to the northeast



View of southeast building corner showing brick decay

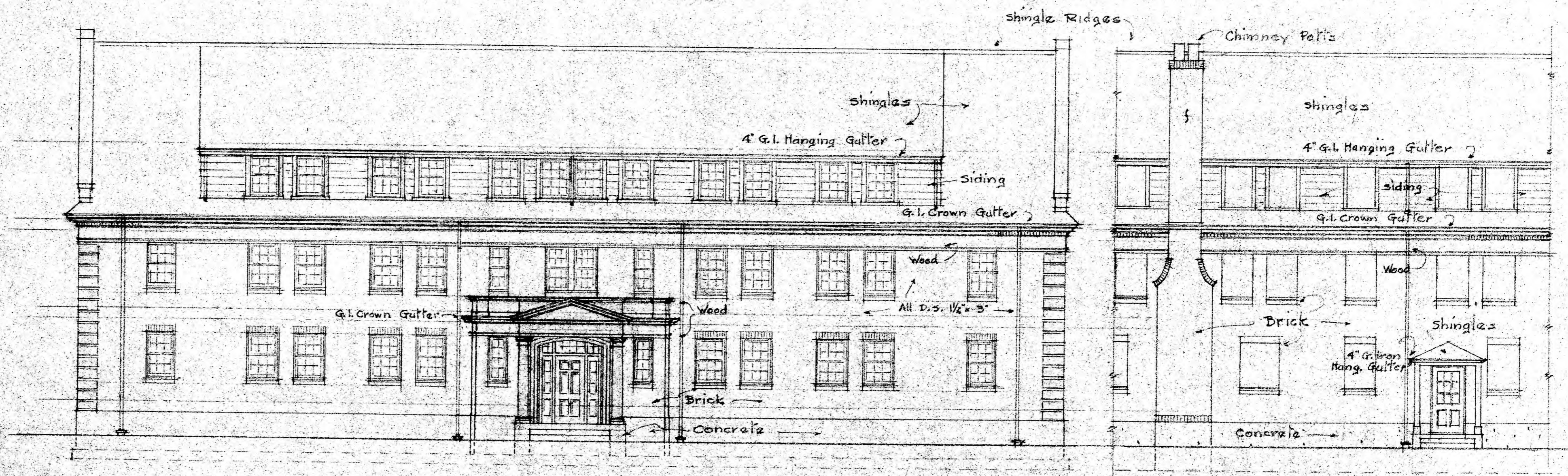


View of northeast building showing roof and siding condition



Showing one of two exterior fire escapes.

EXHIBIT B - Mac Hall Plans, Elevations & Sections



NORTH ELEVATION.

Scale 1/8" = 1'-0".

PART SOUTH ELEVATION.

BOYS DORMITORY  
LINFIELD COLLEGE.



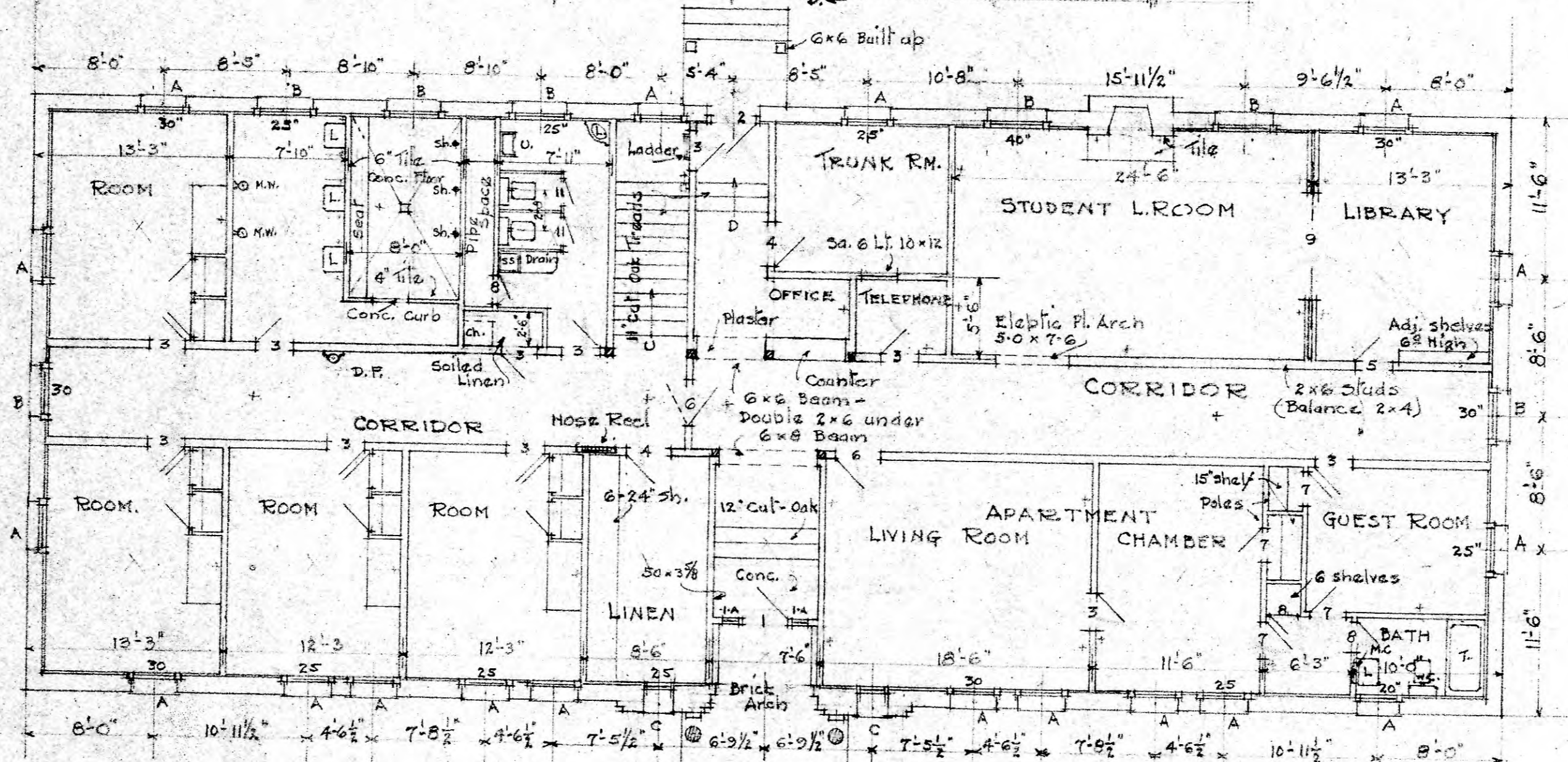
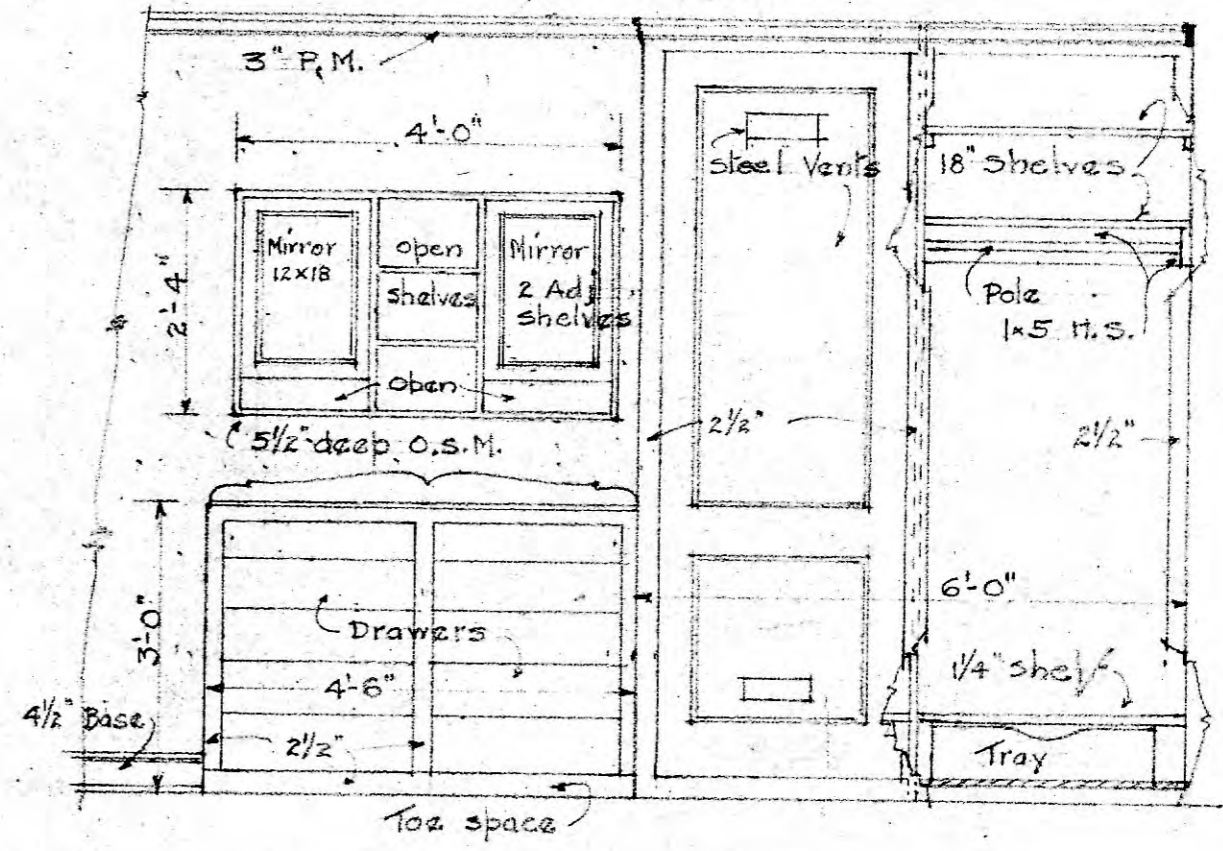
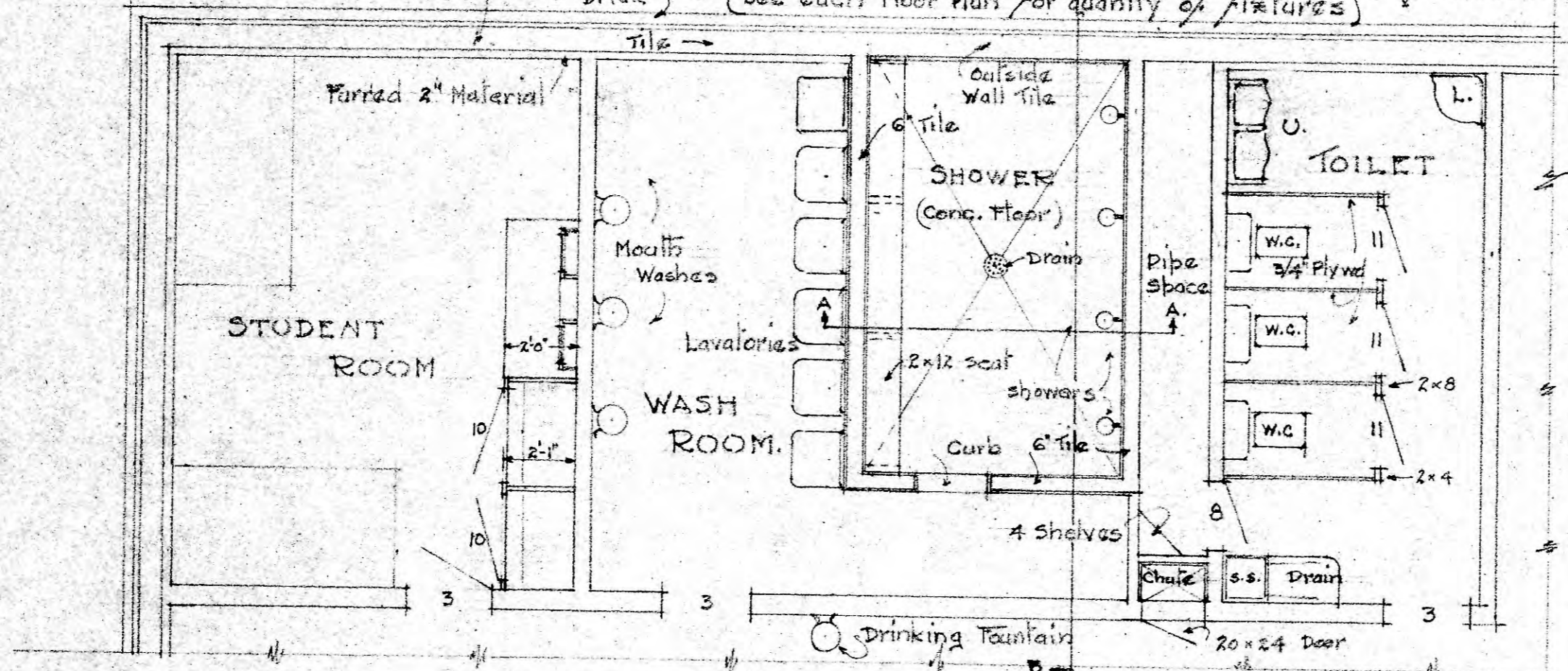




TYPICAL ROOM

TYPICAL UTILITY SECTION  
 (See each floor plan for quantity of fixtures)  
 Scale 1/4" = 1'-0"

ELEVATION TYPICAL STUDENT ROOM  
 Scale 1/2" = 1'-0"



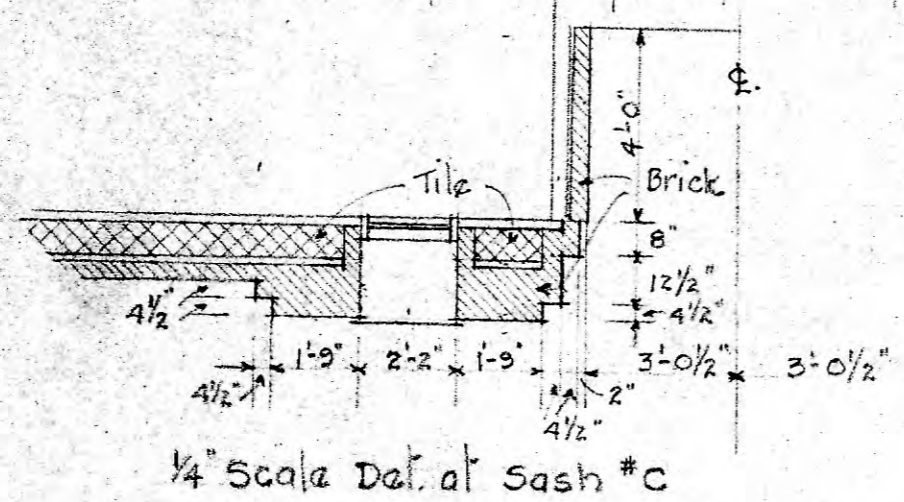
WINDOW SCHEDULE

A	Wd. 30 x 24 x 1 3/8	12 Lt. 3/4	S.S.A except
B	Wd. 40 x 24 x "	16 " 4/4	Three " in Towel
C	Sa. 1'-10" x 4'-6" x "	8 " 2/4	Seal. white Moss
D	Wd. 18" x 24" x "	8 " "	

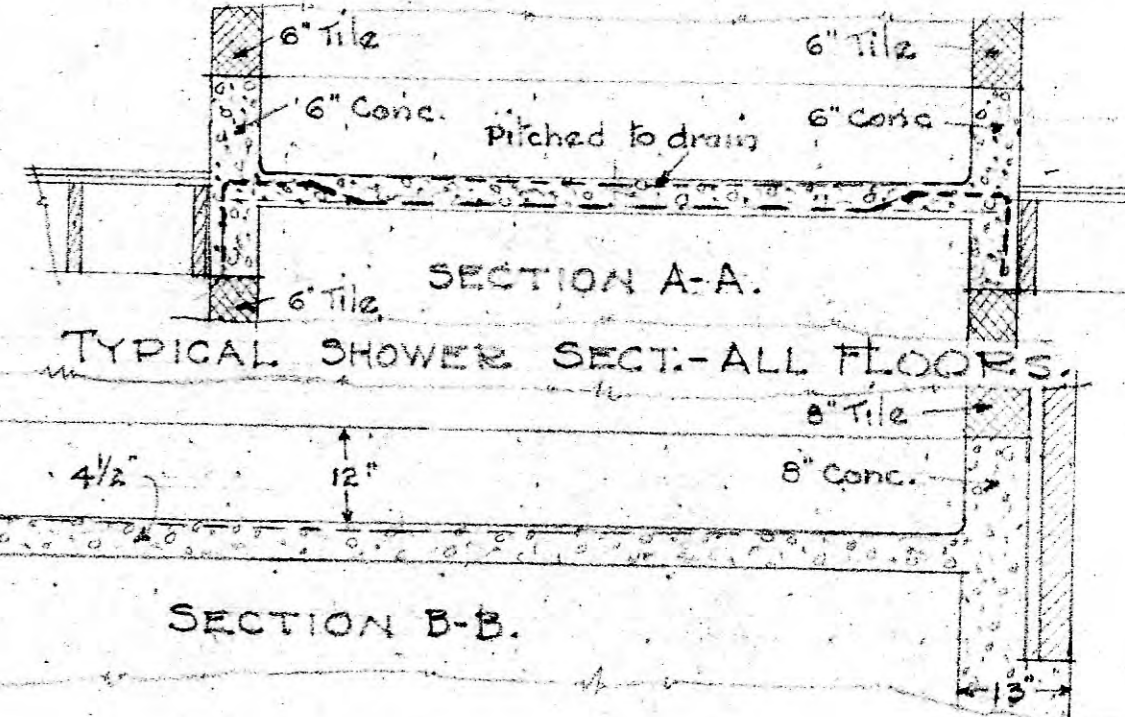
DOOR SCHEDULE

1	3-0 x 7-0 x 1 3/4	6 R.P.
1A	1-0 x 7-0 x "	1 Pa. 3 Lt. - steps
2	3-0 x 7-0 x "	2 vert. pa. 9 Lt. 3/8 - steps
3	2-6 x 6-8 x 1 3/8	2 Pa. stock.
4	3-0 x " x 1 3/4	2 "
5	2-8 x " x 1 3/4	15 Lt. 3/5 - steps
6	3-0 x " x 1 3/4	15 "
7	2-4 x " x 1 3/8	2 Pa. stock.
8	2-0 x " x "	2 "
9	3-6 x " x 1 3/4	20 Lt. 4/5 - steps.
10	2-8 x 7-6 x 1 3/8	2 Pa. to line with stock.
11	2-1 x 5-0 x 1 1/8	2 "

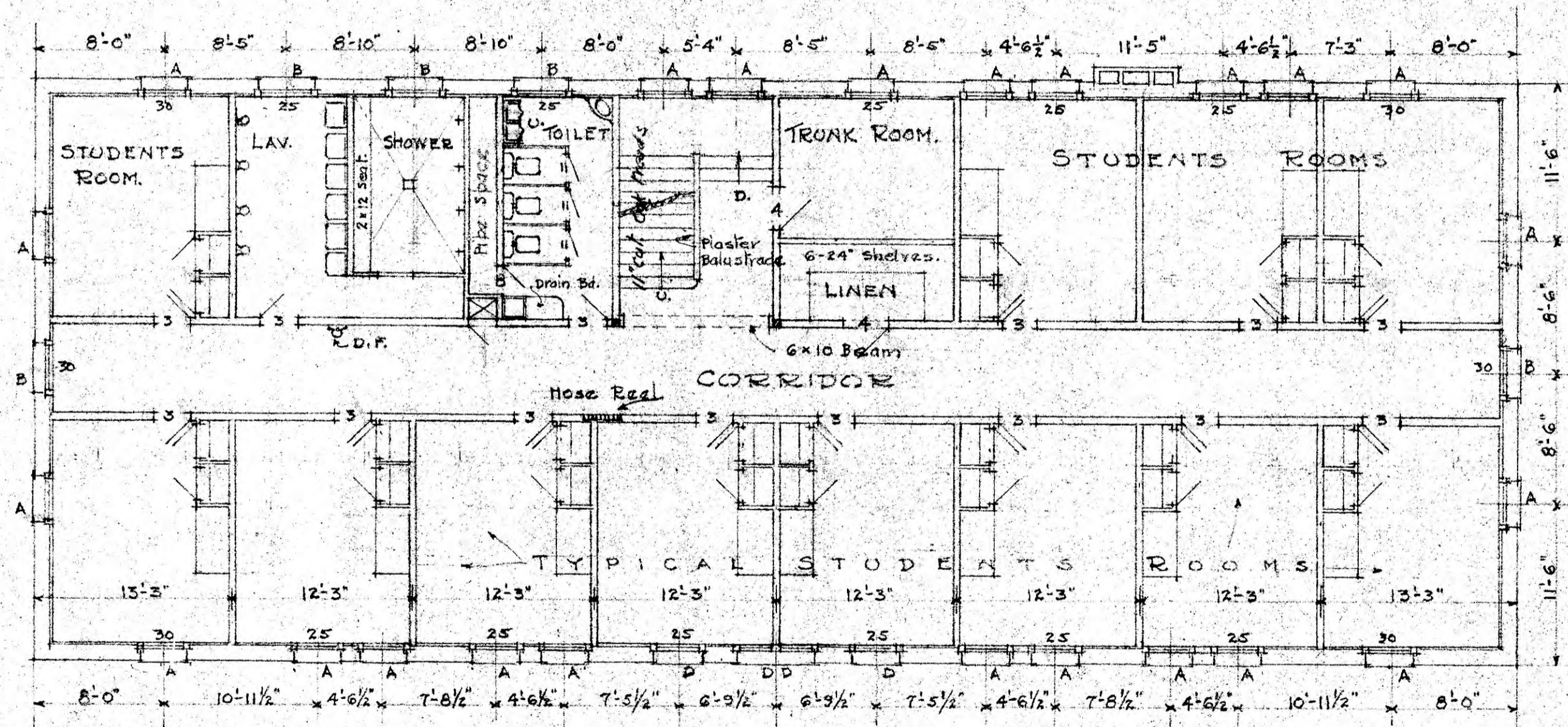
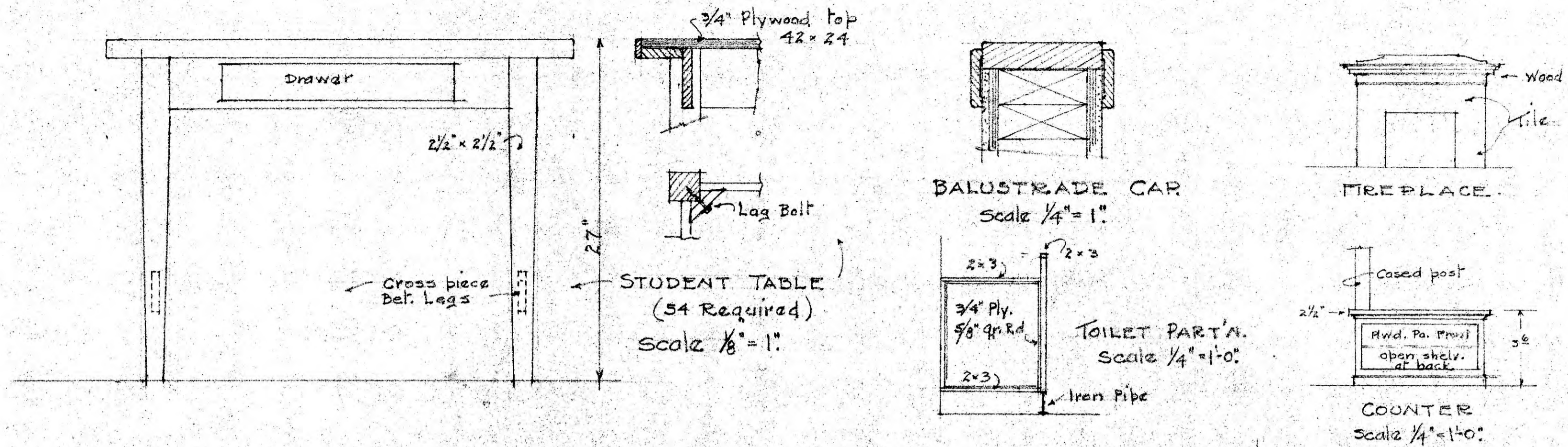
FIRST FLOOR PLAN.  
 Scale 1/8" = 1'-0"



1/4" Scale Det. of Sash #C



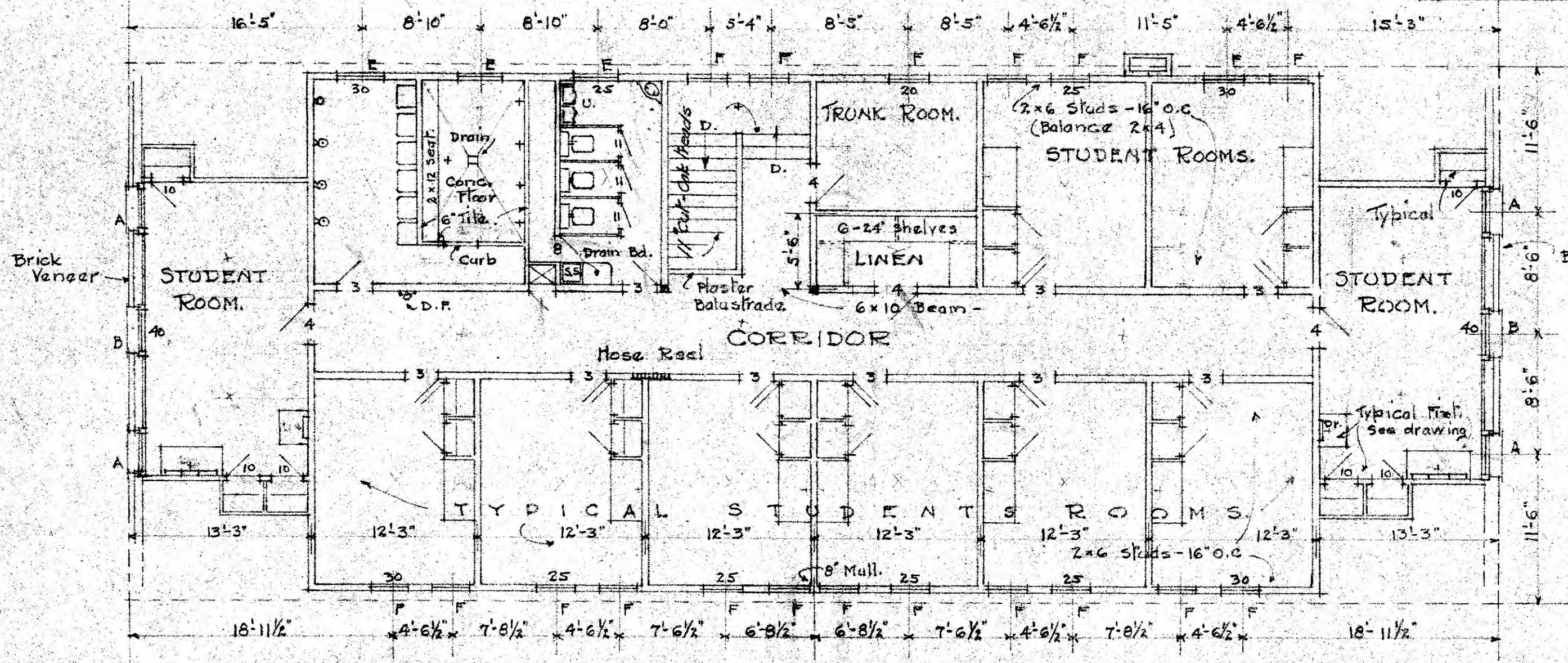
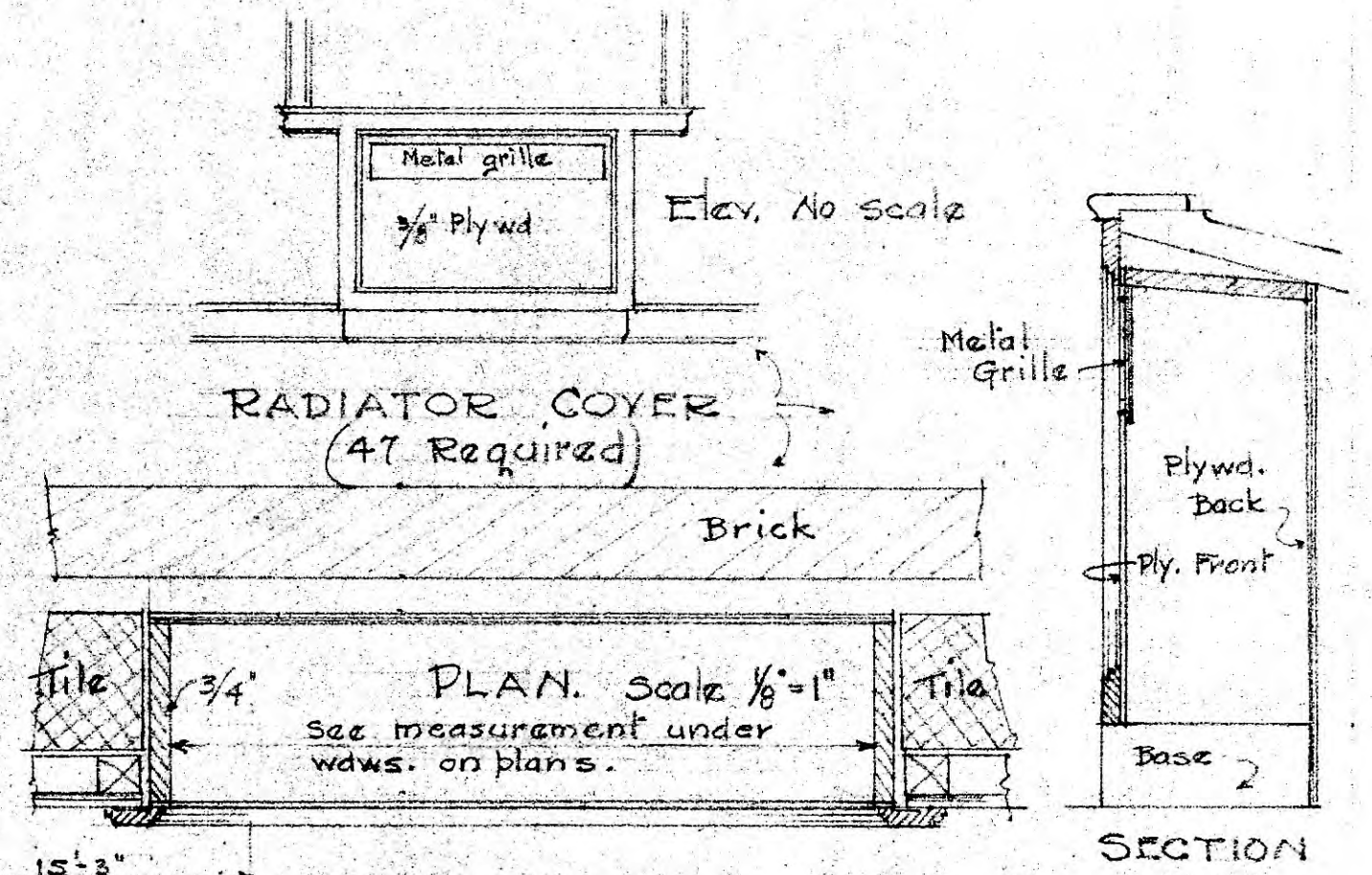
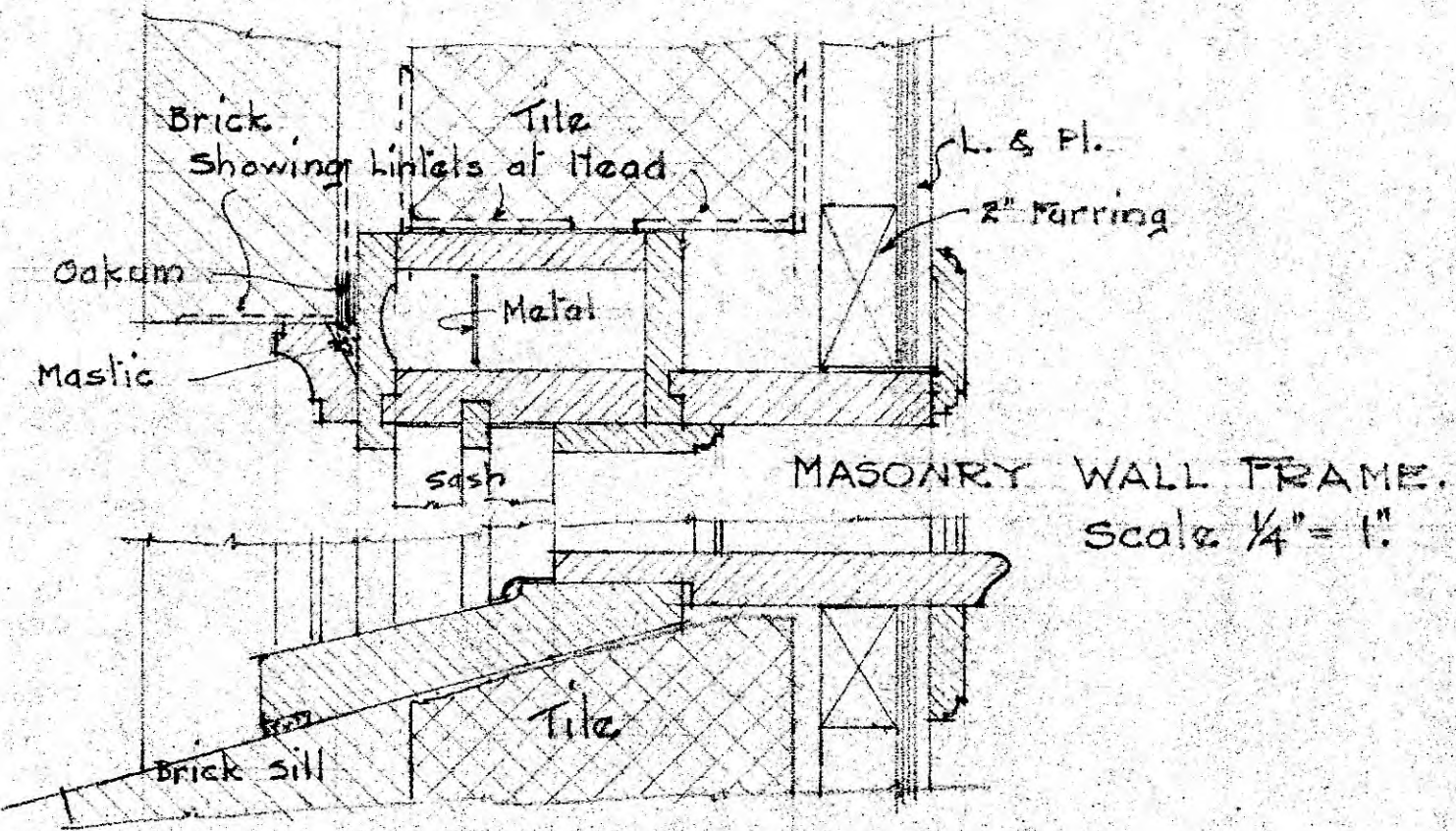
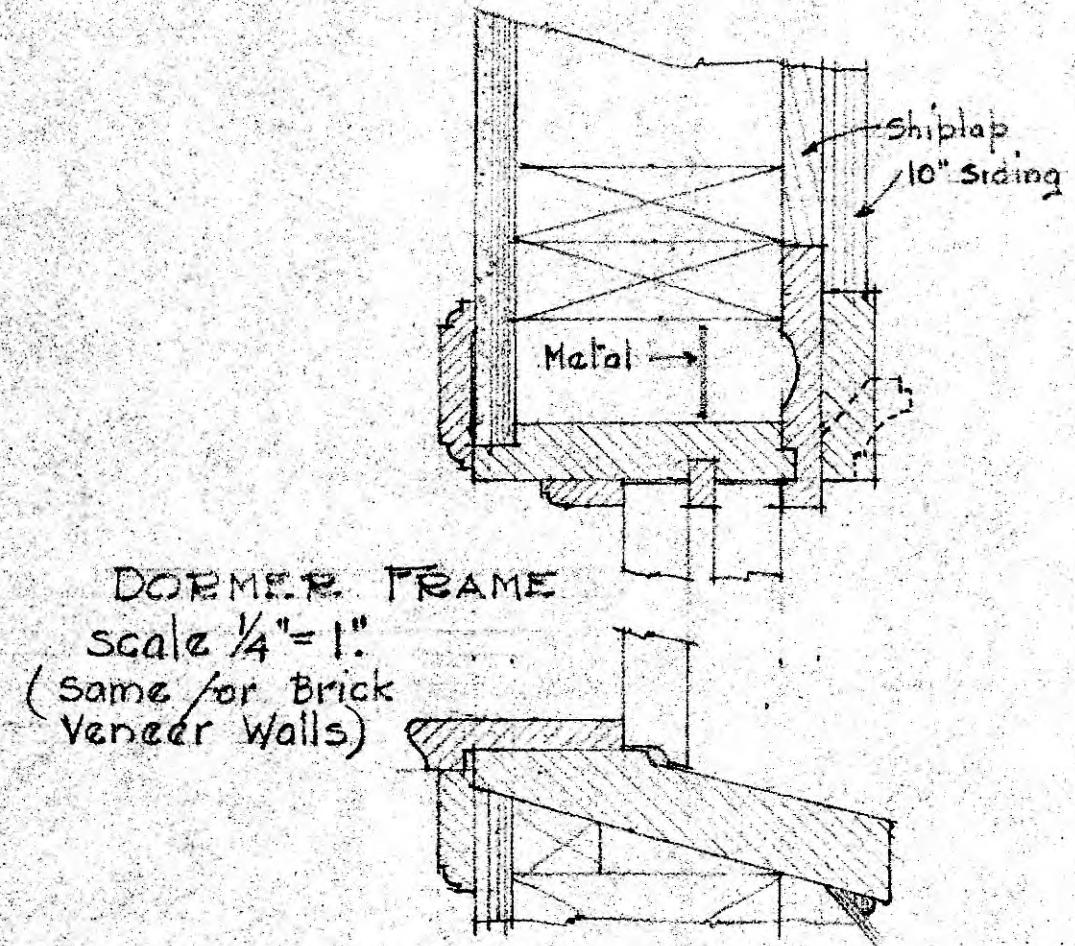
SECTION A-A.  
 TYPICAL SHOWER SECT.-ALL FLOORS.  
 SECTION B-B.



**MILLWORK NOTES:-**  
 Fir finish E.G. #2 cl. Base for all walls except LAV-SHOWER-TOILET. Picture moulding in all STUDENTS ROOMS- APARTMENT- GUEST ROOM. Wire mldg. in CORRIDORS. Ceiling mldg. in STUDENTS L.R. & LIBRARY.  
 Base - 5/8" x 4 1/2"  
 P.M. - 2"  
 Wire Mldg. 2" x 3"  
 Clg. " 2" x 4"

SECOND FLOOR PLAN.  
 Scale 1/8" = 1-0".

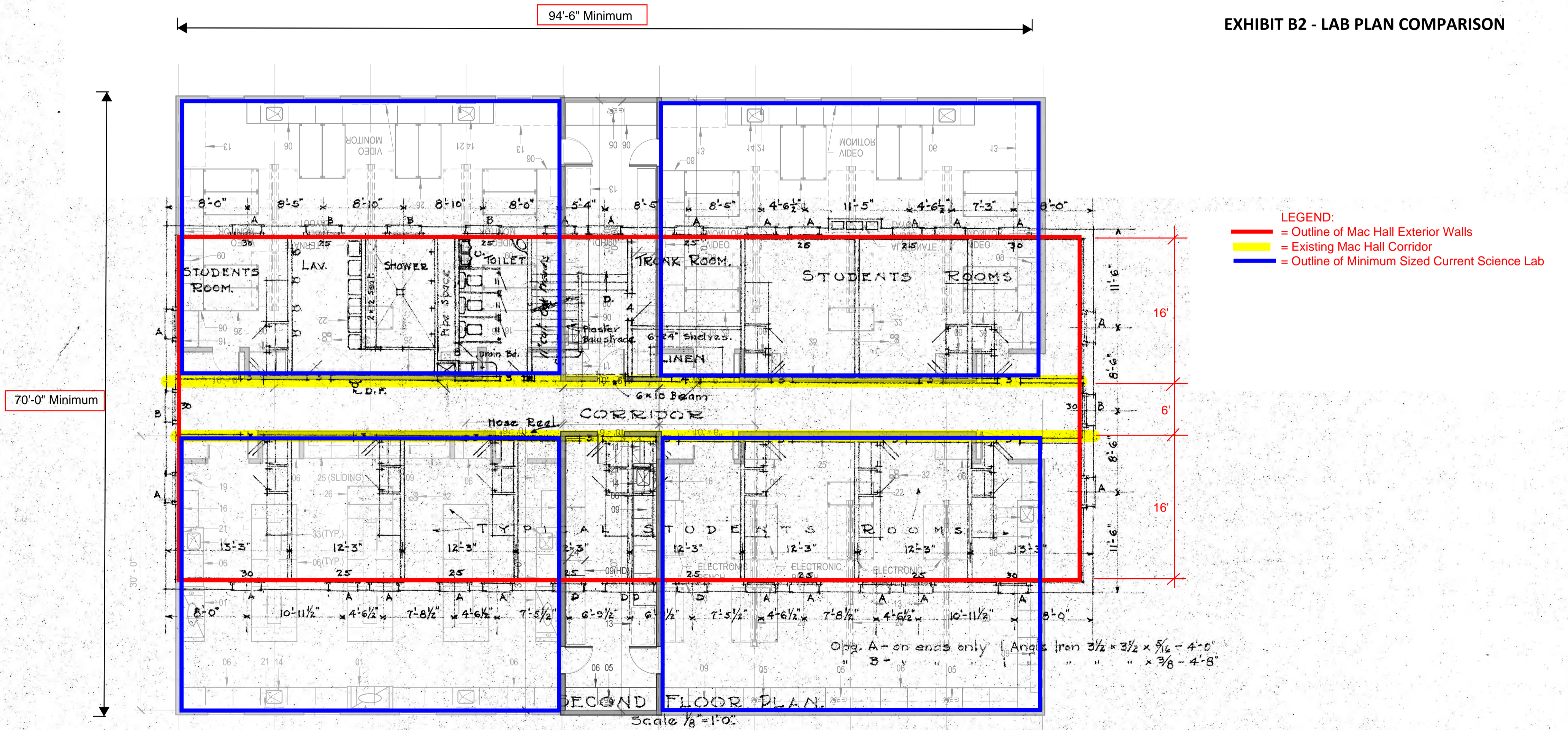
Opg. A - on ends only | Angle Iron 3 1/2 x 3 1/2 x 5/16 - 4'-0"  
 " 3 - " " " " " " " x 3/8 - 4'-8"



WINDOW SCHEDULE  
 E. Wd. 40x22x1 3/8 - 16 Lt. 4/4 Obs. glass  
 F. " 30x22 " 12 " 3/4 Clear "  
 A. & B. See other Schedule.

A-Opqs. 1 Angle 3 1/2 x 3 1/2 x 3/16 = 4'-0"  
 B- " " " " x 3/8 x 4'-8"

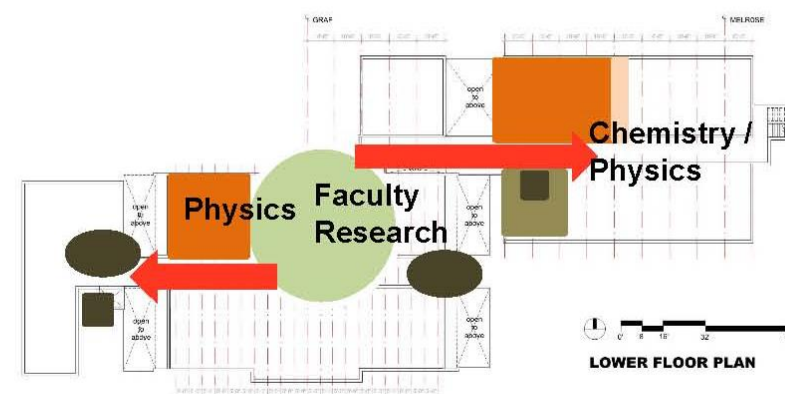
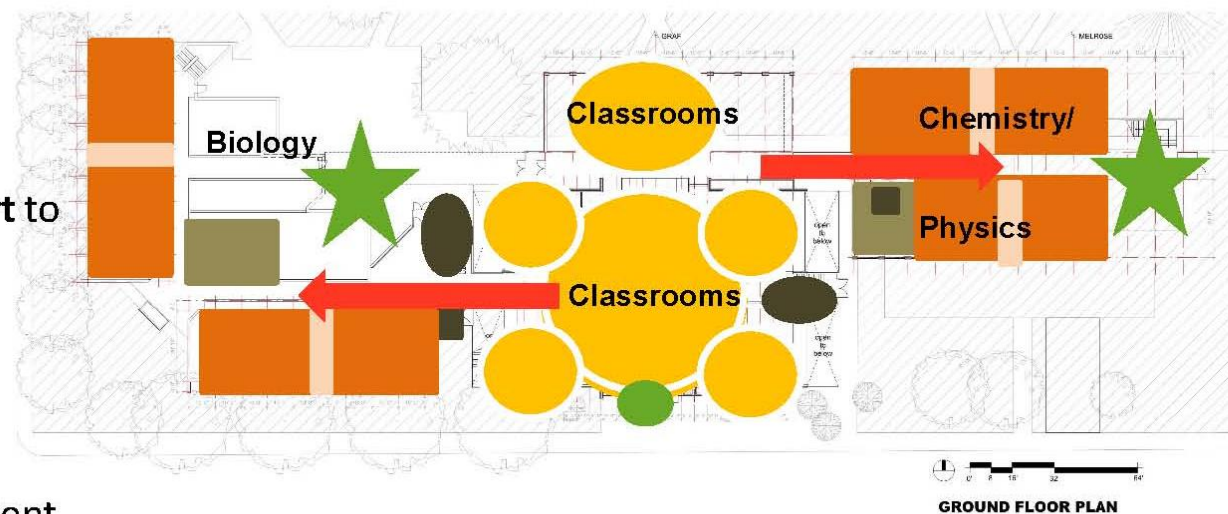
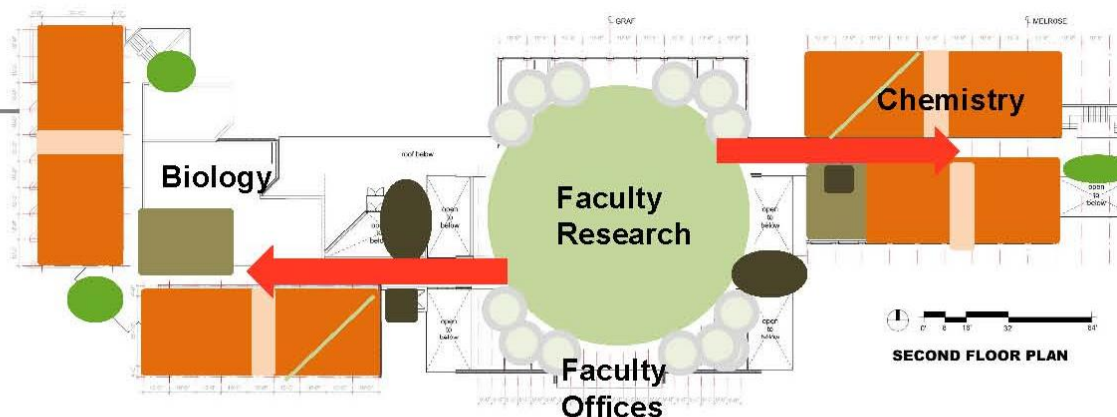
EXHIBIT B2 - LAB PLAN COMPARISON

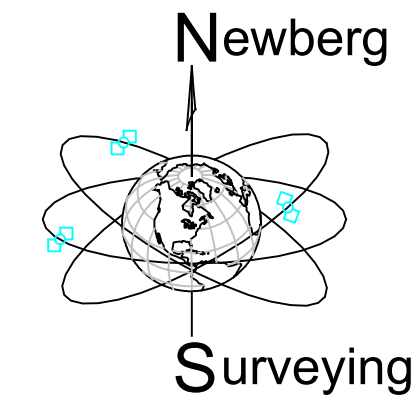
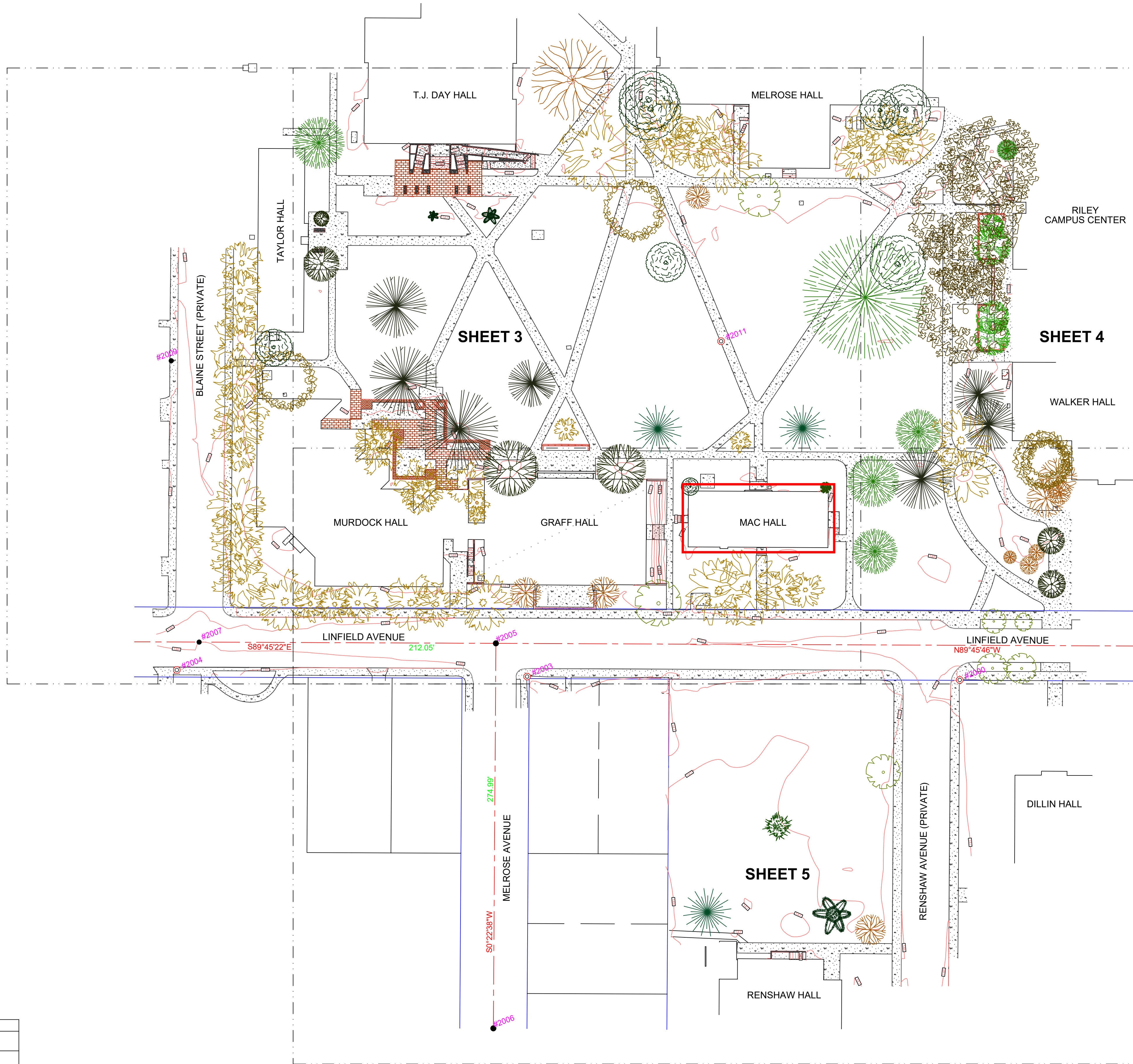


**EXHIBIT 'B4'**  
 Science Complex Program Layout and Key Adjacencies

**Key Planning Principles:**

- **Locate Faculty Student Research** in the heart of the building.
- **Locate faculty offices together** to promote interdisciplinary science. Group near research if possible, with good access to rest of buildings.
- Compliment the heart of the building with **student learning space grouped together**
- Locate **vertical circulation areas close to heart** to facilitate movement and connections
- Locate **restrooms near this nucleus** along the circulation path.
- **Create neighborhoods for departments** adjacent to paths. Connect upper division labs to research to facilitate joint use of the space
- **Anchor Student Interaction areas** to beacon students to primary entries and sprinkle nodes throughout.





Scale: 1" = 40'

VERTICAL DATUM: NGVD29  
 OREGON COORDINATE REFERENCE SYSTEM  
 SALEM ZONE USING NAD83(2011) EPOCH 2010.00  
 GRID NORTH INTERNATIONAL FEET

**Newberg Surveying, Inc.**  
 1205 NE Evans  
 McMinnville, OR 97128  
 (503)-474-4742 (971)-237-1956 Cell  
 (503)-474-3752 Fax newberg@vlink.com

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JUNE 30, 1987  
 #15878  
 #NEWBERG  
 #2638  
 RENEWS: 12-31-2018

**SHEET INDEX**

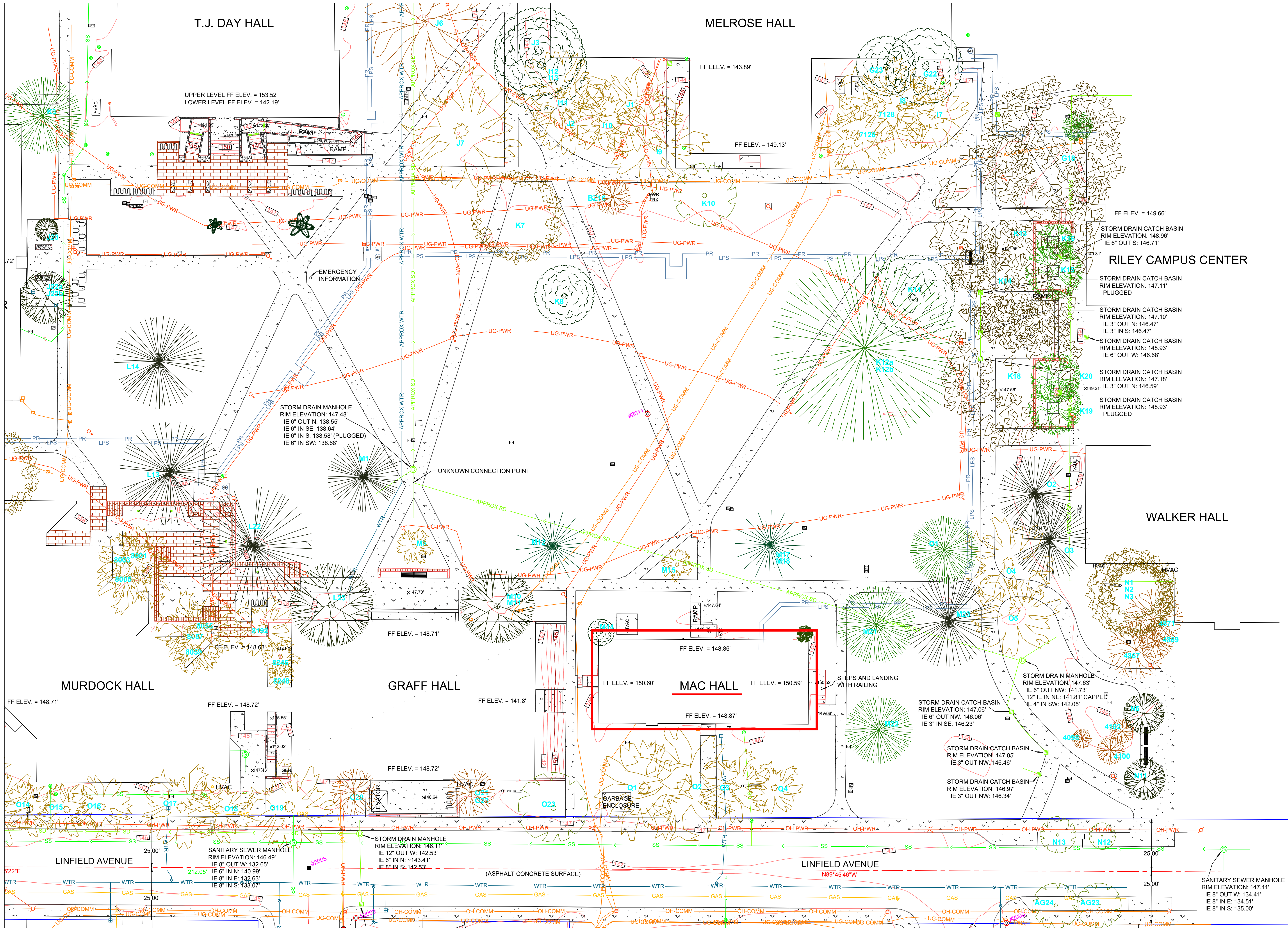
- SHEET 1 PROJECT OVERVIEW, MONUMENT TABLE
- SHEET 2 LEGEND, NARRATIVE, TREE IDENTIFICATION TABLE
- SHEETS 3 - 5 DETAIL SHEETS

**MONUMENT TABLE**

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
2000	316083.522	133963.942	147.183	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE CURB AT THE BACK CORNER OF THE SIDEWALK.
2003	316085.933	133654.790	146.796	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE CURB AT THE BACK CORNER OF THE SIDEWALK.
2004	316090.614	133404.505	145.782	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK.
2005	316109.653	133632.492	146.173	1" IRON PIPE FOUND DOWN 0.5' IN A MONUMENT BOX
2006	315834.672	133630.682	144.103	3/4" IRON PIPE FOUND DOWN 0.25' IN A MONUMENT BOX
2007	316110.548	133420.448	145.720	3/8" IRON ROD FOUND DOWN 1.5' IN A MONUMENT BOX
2009	316311.507	133400.515	146.231	BERNTSEN BP1 MONUMENT MARKED "KPFF CNTRL" FOUND IN THE TOP OF THE SIDEWALK.
2011	316325.455	133793.394	147.290	BERNTSEN BP1 MONUMENT SET IN THE TOP OF THE SIDEWALK. THIS POINT IS BEING HELD AS THE VERTICAL BENCHMARK.

**LINFIELD COLLEGE  
 MAC HALL PROJECT**

SE 1/4 SECTION 20, T. 4 S., R. 4 W., WM.,  
 NE 1/4 SECTION 29, T. 4 S., R. 4 W., WM.,  
 YAMHILL COUNTY, OREGON  
 DATE: APRIL - MAY, 2017



**Newberg**

**Surveying**

Scale: 1" = 20'

VERTICAL DATUM: NGVD29  
OREGON COORDINATE REFERENCE SYSTEM  
SALEM ZONE USING NAD83(2011) EPOCH 2010.00  
GRID NORTH INTERNATIONAL FEET

**Newberg Surveying, Inc.**  
1205 NE Evans  
McMinnville, OR 97128  
(503) 474-4742 (971) 237-1956 Cell  
(503) 474-3752 Fax newberg@vclink.com

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
JUNE 30, 1987  
JOHN W. NEWBERG  
2638  
RENEWS: 12-31-2016

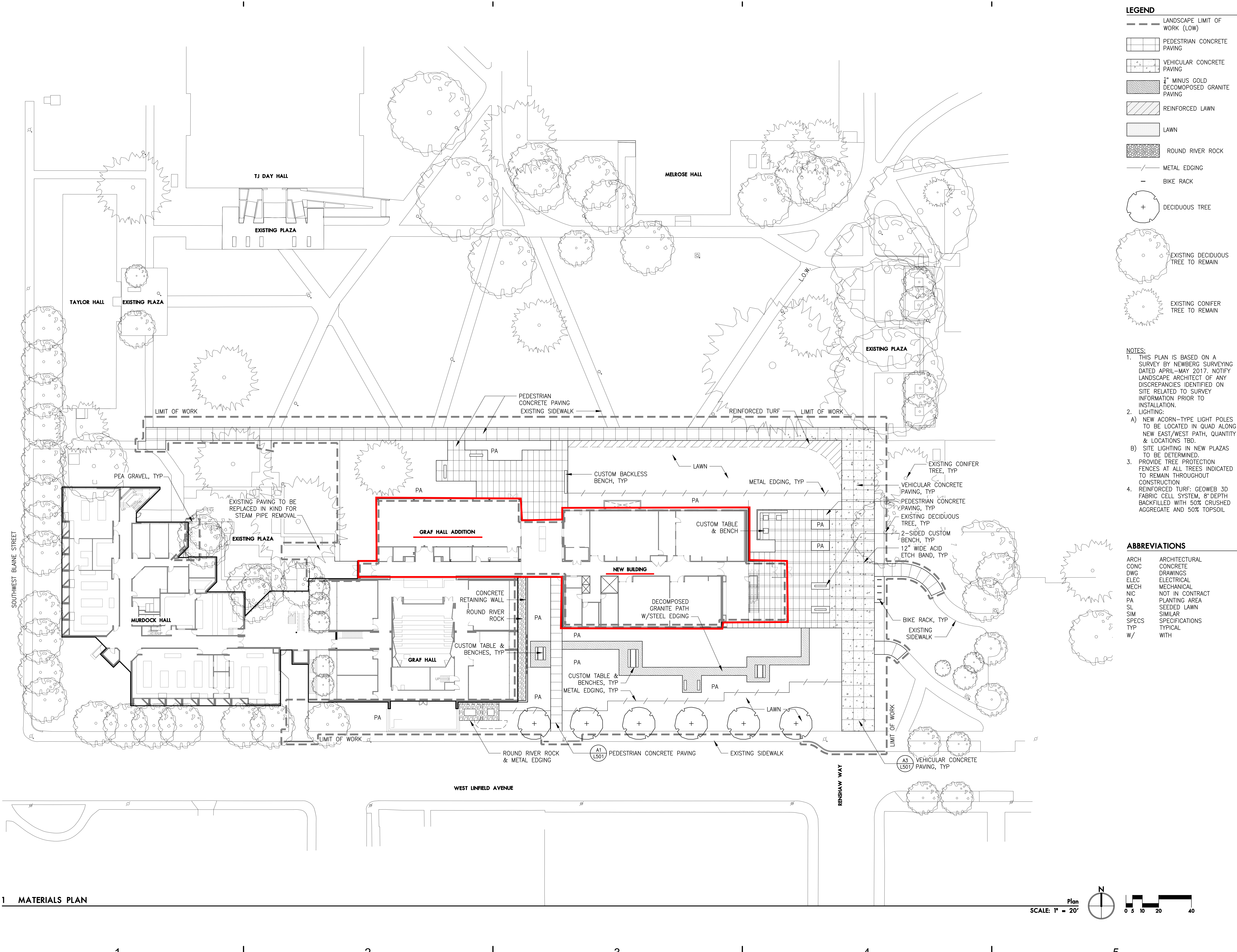
**LINFIELD COLLEGE**  
**MAC HALL PROJECT**

SE 1/4 SECTION 20, T. 4 S., R. 4 W., WM.,  
NE 1/4 SECTION 29, T. 4 S., R. 4 W., WM.,  
YAMHILL COUNTY, OREGON  
DATE: APRIL - MAY, 2017

**SHEET 4 OF 5**

**JOB #1493**

7/10/2020 9:05:54 AM



**LEGEND**

- LANDSCAPE LIMIT OF WORK (LOW)
- ▨ PEDESTRIAN CONCRETE PAVING
- ▩ VEHICULAR CONCRETE PAVING
- ▧ 1" MINUS GOLD DECOMPOSED GRANITE PAVING
- ▨ REINFORCED LAWN
- ▩ LAWN
- ▧ ROUND RIVER ROCK
- METAL EDGING
- BIKE RACK
- + DECIDUOUS TREE
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING CONIFER TREE TO REMAIN

- NOTES:**
- THIS PLAN IS BASED ON A SURVEY BY NEWBERG SURVEYING DATED APRIL-MAY 2017. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
  - LIGHTING:**
    - NEW ACORN-TYPE LIGHT POLES TO BE LOCATED IN QUAD ALONG NEW EAST/WEST PATH, QUANTITY & LOCATIONS TBD.
    - SITE LIGHTING IN NEW PLAZAS TO BE DETERMINED.
  - PROVIDE TREE PROTECTION FENCES AT ALL TREES INDICATED TO REMAIN THROUGHOUT CONSTRUCTION
  - REINFORCED TURF: GEOWEB 3D FABRIC CELL SYSTEM, 8" DEPTH BACKFILLED WITH 50% CRUSHED AGGREGATE AND 50% TOPSOIL

**ABBREVIATIONS**

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SL	SEEDED LAWN
SIM	SIMILAR
SPECS	SPECIFICATIONS
TYP	TYPICAL
W/	WITH

**SRG**  
 SRG PARTNERSHIP, INC  
 621 SW COLUMBIA STREET  
 PORTLAND, OR 97201  
 503 222 1917  
 SRGPARTNERSHIP.COM

**lango.hansen**  
 LANDSCAPE ARCHITECTS  
 1100 NW GLISAN #3B  
 PORTLAND OR 97209

**SCIENCE BUILDING ADDITION  
 LINFIELD UNIVERSITY**  
 356 W LINFIELD AVE  
 MCMINNVILLE, OR 97218

**DESIGN DEVELOPMENT**

Drawing Title  
**MATERIALS PLAN**

Drawing scales indicated apply to 30" x 42" drawing sheets. Scale may not be accurate if drawing plots are less than this size.

Revisions  
 Number Description Date

Drawn by  
 KLM

Checked by  
 JH

Date  
 August 21, 2020

Project No  
 219616

Consultant Project No  
 1701

Drawing No  
**L101**



**EXHIBIT 'E'**  
Science Complex Design renderings:



Overall view of Science Complex from the south east looking to the northwest



Overall view of Science Complex from the northeast looking to the southwest



Close up view of entry from the southeast



Close up view of the entry from the northeast

**EXHIBIT 'F' – Miller, Larsell and Hewitt Halls**

**Miller Hall:**



View from Linfield Avenue from the southwest looking to the northeast



View of north elevation looking from the northwest

**Larsell Hall:**



View of south elevation from Linfield Avenue looking to the northwest



Detail view of northwest elevation

**Hewitt Hall:**



View of south elevation



View of northeast elevation