



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

**Office Use Only:**

File No. HL 2-21  
Date Received 4-2-2021  
Fee 1900.<sup>00</sup>  
Receipt No. \_\_\_\_\_  
Received by [Signature]

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

### Applicant Information

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

Applicant Name Mario Espinosa Phone (503) 869-0633

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
(If different than above)

Address 3926 SW Troy Street

City, State, Zip Portland, OR 97219

Contact Email marioe@amaa.com

### Property Owner Information

Property Owner Name Delta Rho of Kappa Alpha Bld. Assoc. Phone \_\_\_\_\_  
(If different than above)

Contact Name Dave Baca Phone (503) 704-9135

Address 6512 SW Moonshadow Ct

City, State, Zip Portland, OR 97221

Contact Email davebaca@dwt.com

### Site Location and Description

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

Property Address 415 & 423 SE College Avenue, McMinnville, OR

Assessor Map No. R4 421 - CCO- 2100 Total Site Area \_\_\_\_\_

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Comprehensive Plan Designation Res Zoning Designation R-4

1. What is the classification of the historic building? \_\_\_\_\_

2. Architect Name Mario Espinosa Phone (503) 869-0633  
(Engineer or Other Designer)

Contact Name Same as Above Phone \_\_\_\_\_

Address 3926 SW Troy Street

City, State, Zip Portland, OR 97219

Contact Email marioe@amaa.com

3. Contractor Name Pavilion Construction Phone \_\_\_\_\_

Contact Name Ben Bracelin Phone (503) 290-5005

Address 15455 Hallmark Drive, Suite 200

City, State, Zip Lake Oswego, OR 97035

Contact Email bbracelin@pavilionconstruction.com

4. The existing use of the property. Single Family Residential

5. The intended use of the property. Single Family Residential

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

Demolition of (2) existing single family residential units, that have been losing value, they are in unhealthy living conditions, structural integrity compromised beyond reasonable repair that become financially tolling on property owners. Two new houses of similar scale and of greater value, are proposed to replace them.

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.**

Mario Espinosa  
Applicant's Signature

4/1/21  
Date

(Please see submitted Owner's Affidavit)  
Property Owner's Signature

\_\_\_\_\_  
Date

AFFIDAVIT OF PROPERTY OWNER  
CONSENTING TO APPLICATION FOR  
CERTIFICATE OF APPROVAL (DEMOLITION, MOVING OR NEW  
CONSTRUCTION)

The undersigned is an officer of the owner of the properties located at 415 and 423 College Avenue, McMinnville, and has been authorized by the owner to execute on its behalf this affidavit consenting to the filing of the application for a certificate of approval by the City of McMinnville of the demolition of the structures located at those addresses. The application was filed on behalf of the owner by the owner's architect, Mario Espinosa, dated April 1, 2021.

The owner, Delta Rho of Pi Kappa Alpha Building Association, hereby consents to the filing of the application and requests that the City of McMinnville approve the demolition for the reasons stated in that application.

Owner: Delta Rho of Pi Kappa Alpha Building Association

By: David C. Baca  
2021

Date: April 2,

David C. Baca, Vice-President

4/1/21

Chuck Darnell  
Senior Planner  
City of McMinnville  
231 NE 5<sup>TH</sup> Street  
McMinnville, OR 97128

**Narrative**

**RE: 415 and 423 SE College Street, McMinnville, OR  
R4421CC02100**

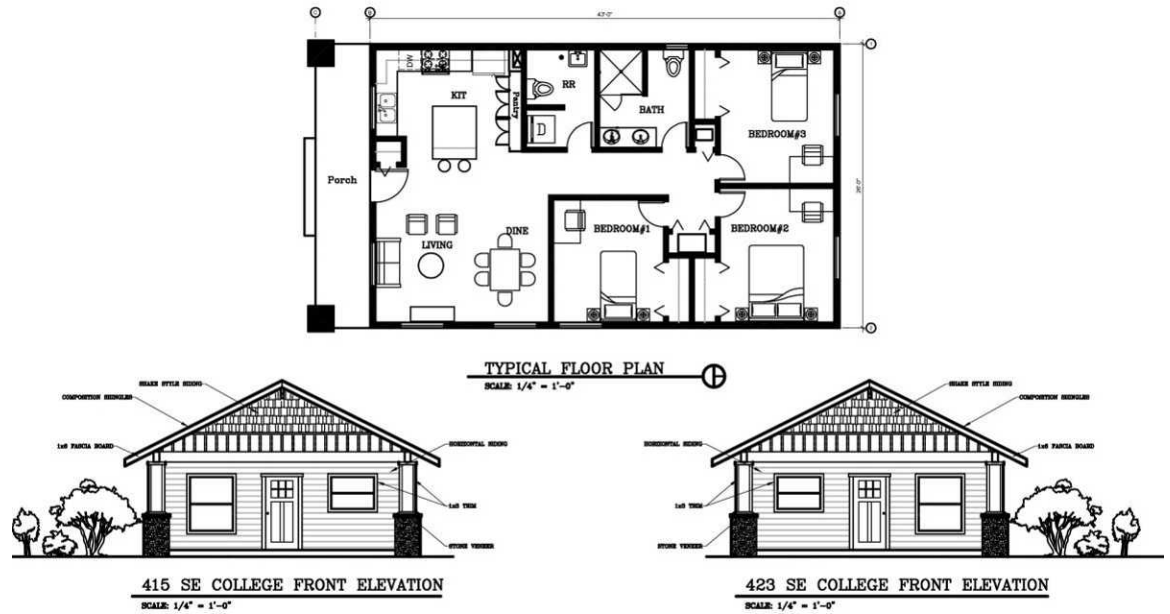
**Historic Resource #'s D582 and D584 (respectively)  
SE Quarter of the SE Quarter Section 21, Township 4, Range 4 of the Willamette Meridian**

The applicant proposes to demolish (2) existing homes approximately 811 S.F. each on 415 and 423 SE College Street (Please see image below) and replace them with (2) new homes of similar scale, approximately 1,118 S.F. each (Please see page 2).



*EXISTING College 415 and 423 Elevations*

Criteria 7.A The (2) existing homes were built in the 1940's of an Army Barracks style with undistinguishable outstanding features. In its place, its proposed to build (2) new 1-stoy structures of bungalow/craftsman style in harmony with an adjacent structure and other homes found in the vicinity, the new homes will be built in the same location as the existing homes and are identical in design, but one will be mirrored from the other. The homes will be built with a wood structure, horizontal siding, composition roof and a new porch facing the street with stone veneer columns.



*PROPOSED New Elevations*

7.B The proposed project meets the applicable Historic Comprehensive Plans policies per the following criterion:

**Criteria 1. The City's historic policies to preserve historical resources with special historical, architectural, or cultural significance while improving property values and strengthening the economy.**

The resources never had a strong significance as these were structures built modestly and not necessarily represent other homes in the neighborhood, notwithstanding the modesty of the properties, it is appropriate to mention that other local resources have done better to preserve the integrity of defining features, as opposed to these homes that never feature clear distinguished outstanding features, the resources lack significance required to meet the purpose of restoring it and much of the historical value has been diminished due to previous remodel action, the proposed replacement structures will add to the value of this property for the owner, the City and the Community, the new structures will keep with the scale and character of the existing homes nearby, thus enhancing the positive character of the neighborhood.

**Criteria 2. The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or restoration.**

The existing homes have been used as single residential units and have, through the years, gone through maintenance to make them habitable, but these efforts have not been enough to counter the effect of poor construction, and time. The deficient structures is allowing for water intrusion to the interior, the crawl space foundation is only 10" inches from the ground and it makes it almost impossible to maintain the floor, the plumbing and the electrical systems that

have to be accessible from below, all of this adds up to a greater risk to the occupants. The new structures will be fully compliant with current codes and will be of superior energy efficiency and will provide its occupants with improved living conditions. The costs of maintaining the existing homes have been very expensive and financially unsustainable to the owners, but the new units will increase value, rentability and will provide for a continued City source of revenue as well as enhance the neighborhood qualities.

There is a diminished value of the existing houses as documented in tax and market value records in the last few years (Please see below Tax Exhibit) with an average loss of value of about \$6,400 a year, this combined with the undistinguished architectural style makes the significance diminished. The new homes will increase the property value and it will be better fit for adjusted increased yearly value as other better built homes in the neighborhood.

### Criteria 3. **The value and significance of the historical resource.**

The two dwellings are described in the *Statement of Historical Significance and Description of Property* as Army Barracks style, rectangular shape, and gabled roof type, but it also addresses other historically defining elements that are now missing, that given the small size of the homes, the following removed elements become very significant:

- **Clapboard Siding**- This element is nonexistent as it was replaced with simple plywood siding with no texture or hint of horizontality as the original siding provided. (Please see attached images #1 and 2).
- **Central Brick Chimney**- This element is nonexistent as it was removed some time ago most likely due to a structurally unsafe condition, and improper moisture flashing. (Please see attached images #2,3 and 4).
- **Six-Over-One Sash Windows**- The original windows are nonexistent, and the replacement windows not all have the same original dimensions nor have the six-over-one sash feature. (Please see attached images #1 and 2)
- **Roof Extension with Posts at Entry Door**- The entry porches were removed some time ago, and the homes have no entrance roof shelter element. (Please see images #3 and 4).

The existing homes do not properly represent its historic background as too many defining elements have been removed over the years and its present appearance are more a detraction to the neighborhood than an asset, and it offers no aesthetic, or redeeming architectural value.

### Criteria 4. **The physical condition of the existing resources.**

The existing condition of the resources is poor and getting worse as the time passes as seen in the attached exhibit tax market value trend, there are several hazardous structural conditions with stress cracks on the walls, cracks in the foundation's stem walls, separation of the wall's top plate to the bearing walls. Mold is present due to water intrusion to the house's interior creating the opportunity for unhealthy spores to appear. The resources do not have proper foundation and access to the crawl space for maintenance, is impossible to have access to the crawl space without having to remove the floors for access and allowing for a constant appearance of vermin that have proven, over the years, very difficult to control, which makes it financially unfeasible and unhealthy. Please see attached Historic Resources Survey statements.

### Criteria 5 **Whether the historical resource constitutes a hazard to the safety of the public or its occupants.**

The structure of the resources is in poor condition. They do not meet current Oregon Residential Codes Currently in several critical locations on both properties as follows:

- The foundation lacks the required 12” minimum concrete footing (See Image 8)
- The concrete stem walls lack proper steel reinforcement (See image 8)
- The crawl space lacks the required 18” minimum access clearance, this has prevented proper access to maintain the buildings as well as reduced air flow to prevent dry rot to the floor framing (See image 8)
- The existing substitute plywood siding was not properly attached and flashed to the walls and is bulging and dry rotting allowing moisture into the walls weakening the structure and providing for an environment that can harbor mildew and spores.
- The required bonding and fastening between the walls and the ceiling is failing creating separations between the two elements and is not in code compliance for seismic or wind requirements without the proper fasteners and hardware.

the resources are rented with caution as the conditions explained in Criteria 4, makes it very challenging to provide for a safe and healthy environment, the structural issues, if the structure fails, presents a potential direct hazard to occupants and the public nearby. The presence of vermin attracted to passage to the interior of the crawl space, walls and ceiling present a health hazard to the occupants.

**Criteria 6 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 these resources are a deterrent to a relevant improvement project of substantial benefit to the city and the public interest. The owners have invested considerably in the last few years to maintain the resources in a livable condition, but all the expenditures and effort have done nothing to improve its value, the resources do not qualify for significant historic credits to help cover the expenses for its maintenance. The improvements will directly benefit the city by providing a continued source of needed housing in the area, local new construction jobs related to the new homes as well as the increase value to the property and the structures within.

**Criteria 7 Whether retention of the historic resources would cause financial hardship to the owner not outweighed by the public interest in the resources’ preservation.**

The retention of the historic resources will directly negatively impact the financial status of the owner, the continued loss in value is not sustainable and it would only be a matter of time, before the owner could be forced to abandon the structures as seen in other nearby buildings that as vacant buildings are a continued source of building degradation, vandalism, and illegal trespassing. The owners continually volunteer to provide help to such neighboring properties in despair, by helping board up windows, clean and when appropriate, keep an eye on said properties, so is clear the owners want to contribute to the community with better, safer, energy-efficient housing. Please refer to Criteria 2.

**Criteria 8 Whether retention of the historic resources would be in the best interest of the majority of the citizens of the city and if not, whether the historic resources may be preserved by an alternate means.**

No, since priorities of the citizens is to have available housing that is safe, healthy, and pleasant, as well as resources that create value, retention of these properties will not offer that. The existing house’s condition is quickly deteriorating and is at a pint where relocation is not reasonably feasible. Maintenance of the resources was provided by the owners for many years to the point where is becoming unfeasible to properly maintain and or preserve the properties, therefore, it is in the best interest of the majority of the citizens to replace the aging and potentially dangerous structures with new homes of similar characteristics and scale to properly fit in the neighborhood, increase its value and appeal, and at the same time provide an added financial resource to the owners, the city and the community.



**Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon**



Site No. 22.18 Aerial Map J-13  
Block 4 Lot 2  
Addition Mrs. P.W. Chandler's Addition  
Tax Lot 4421CC 2400  
Address 415 College Ave.  
Common Name \_\_\_\_\_  
Historic Name \_\_\_\_\_  
Present Owner Theta Chi Alumni INC.  
Present Use \_\_\_\_\_  
Original Use \_\_\_\_\_  
Builder or Architect \_\_\_\_\_  
Outbuildings \_\_\_\_\_  
Date of Construction 1940's  
- Condition assesment on reverse side -

D582

**Statement of historical significance and description of property:**

This is a simple rectangular 1 story house of the army barracks type. It has a gabled roof of composition shingle and situated with the gabled end facing the street. It has no projecting eaves and is sided with plain clapboard. It has a simple hood with brackets as a small porch covering the entrance door which is off center on the main facade facing the driveway. The windows are simple six-over-one sash and there is one central brick chimney and a concrete foundation. It is facing (across the driveway) it's twin at 423 College. It is well-kept but undistinguished by any outstanding features.

*not on 1993*

**Historic Resources Survey**  
**City of McMinnville**  
**Yamhill County, Oregon**



Site No. 22.17 Aerial Map J-13  
 Block 4 Lot 2  
 Addition Mrs. P.W. Chandler's Addition  
 Tax Lot 4421CC 2500  
 Address 423 College Ave.  
 Common Name \_\_\_\_\_  
 Historic Name \_\_\_\_\_  
 Present Owner Delta RHO of Pi Kappa  
Alpha bldg. assoc.  
 Present Use \_\_\_\_\_  
 Original Use \_\_\_\_\_  
 Builder or Architect W. L. ...  
 Outbuildings \_\_\_\_\_  
 Date of Construction 1940s

- Condition assesment on reverse side -

0584

Statement of historical significance and description of property:

This is one of a matched set facing each other across a driveway (see 415 College Ave.) It is also a rectangle (almost a square though), centrally placed on the lot with a gabled composition roof. The gabled end faces the street. It is rural vernacular with clapboard siding, slightly projecting eaves, one central brick chimney and six-over-one sash windows. It needs painting at this time but seems sound structurally, although not as well kept generally as 415. It also has the roof extended and supported by posts over the off center front door on the main driveway facade. The foundation is of concrete.

**7/1/2018 to 6/30/2019 REAL PROPERTY TAX STATEMENT**  
 YAMHILL COUNTY, OREGON 535 NE 5TH ST., ROOM 42, MCMINNVILLE, OR 97128 (503) 434-7521

**PROPERTY LOCATION**  
 415 SE COLLEGE AVE  
 MCMINNVILLE, OR 97128

**ALT NO: R4421CC 02500**  
 Acres: 0.2867

**ACCOUNT NO: 164351**  
 Tax Code Area: 40.7

BUILDING ASSOCIATION  
 1300 SW 5TH AVE, STE 2300  
 PORTLAND, OR 97201

**2018 - CURRENT TAX BY DISTRICT:**

EDUCATION TOTAL:	0.00
CHEMEKETA LIBRARY	12.51
MCMINNVILLE	757.73
UR MCMINNVILLE	8.95
YAM CO EXT SERV	6.87
YAMHILL CO S & W	5.42
YAMHILL COUNTY	394.19
<b>GENERAL GOVERNMENT TOTAL:</b>	<b>1,195.67</b>
MCMINNVILLE BOND	223.63
<b>BONDS AND OTHER TOTAL:</b>	<b>223.63</b>
<b>2018 - 2019 TAX BEFORE DISCOUNT</b>	<b>1,419.30</b>

**Go Paperless**  
**NoticesOnline**  
 YAM-7X8LB6D4

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET VALUES (RMV):		
LAND	146,173	134,825
STRUCTURES	127,629	122,315
RMV TOTAL	273,802	257,140
ASSESSED VALUE:	149,601	154,089
TOTAL TAXABLE	149,601	154,089
PROPERTY TAXES:	1,360.80	1,419.30

If a mortgage company requested your tax information this statement is yellow and for your records only. Who requested this statement is printed under the Account Number box.

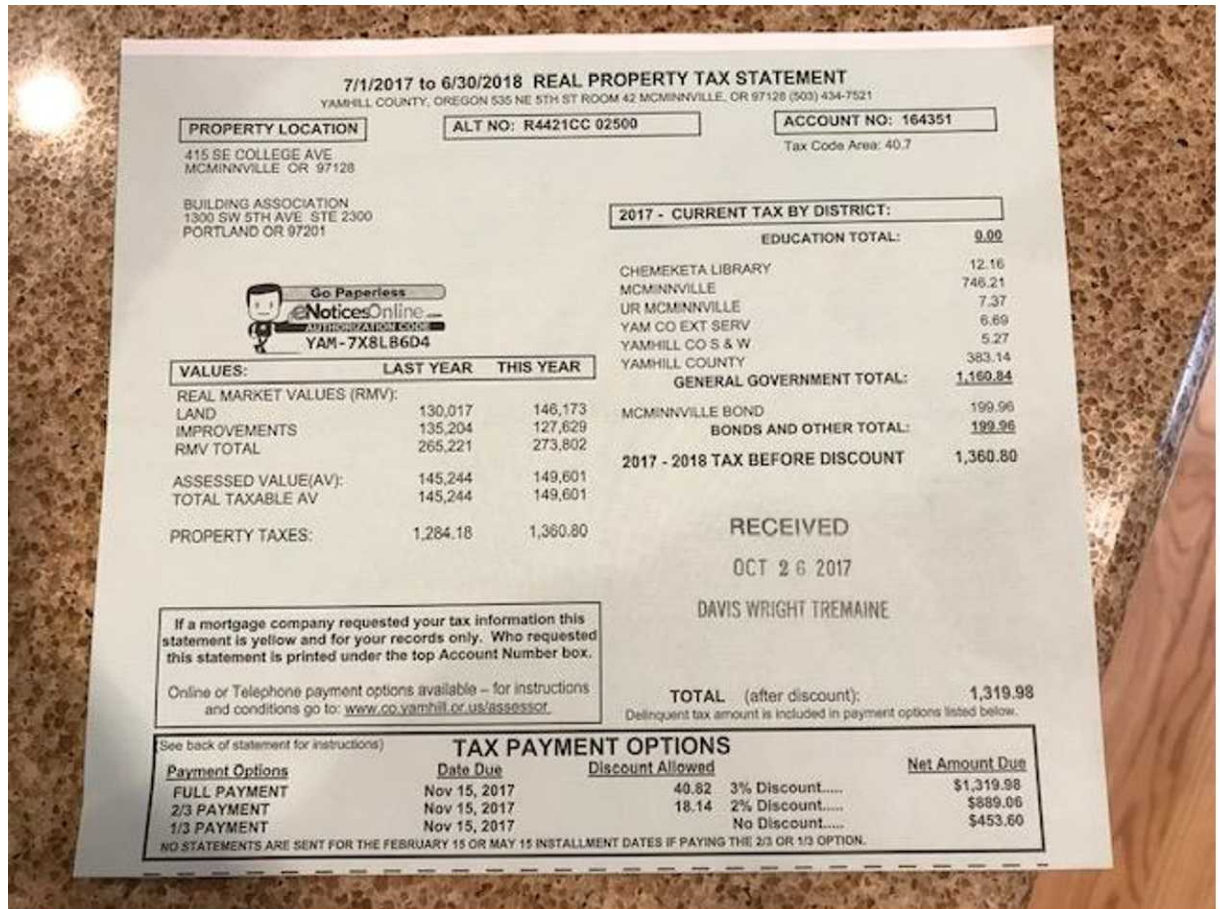
Online or Telephone payment options available - for instructions and conditions go to: [www.co.yamhill.or.us/assessor](http://www.co.yamhill.or.us/assessor)

**TOTAL (after discount): 1,376.72**  
 Delinquent tax amount is included in payment options listed below.

(See back of statement for instructions)

Payment Options	Date Due	Discount Allowed	Net Amount Due
FULL PAYMENT	Nov 15, 2018	42.58	3% Discount..... \$1,376.72
2/3 PAYMENT	Nov 15, 2018	18.92	2% Discount..... \$927.28
	Nov 15, 2018		No Discount..... \$473.10

Above, in the 7/1/2018 to the 6/30/2019 Tax Statement, the Real Market Value of the structures have diminished from \$127,629 to \$122,315 or a \$5,314 loss in value.



Above, in the 7/1/17 to 6/30/18 Tax Statement, the Real Market Value of the structures have diminished from \$135,204 to \$127,629 or a \$7,575 loss in value.



Image 1 Existing Street Elevation 415 College depicting new siding.



Image 2 Existing Street Elevation 423 College depicting removed chimney



Image 3 Existing Side Elevation 415 College depicting removed porch and chimney.

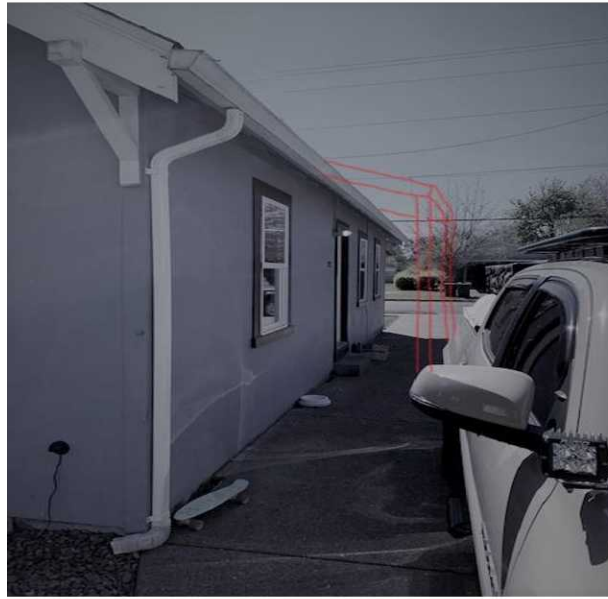


Image 4 Existing Side Elevation 423 College depicting removed porch.



Image 5 College 423 Plywood siding failure.



Image 6 College 415 Siding and sole plate dry rot.



Image 7 College 415 Siding dry rot.



Image 8 College 423 No foundation footing (Similar to College 415)



Image 9 College 423 Foundation failure in several spots providing access to vermin.





Image 10 College 423 Roof structure detaching from load bearing wall.

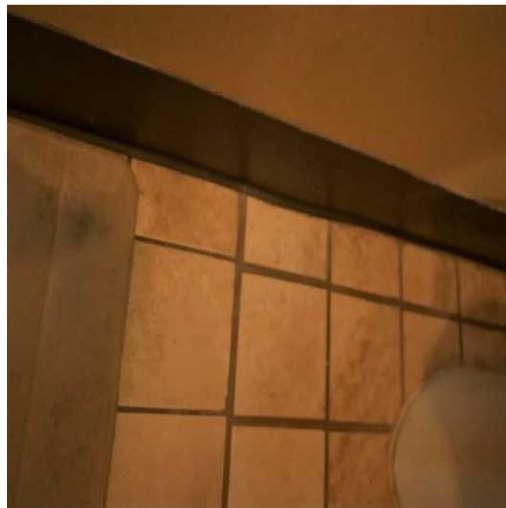


Image 11 College 423 Dry rot floor structure with floor caving in.



Image 12 College 415 Roof structure detaching from load bearing wall.

END OF NARRATIVE