

**From:** Lusignan, Paul  
**To:** Heather Richards  
**Subject:** Re: [EXTERNAL] National Register - Historic District Question - Demo of Contributing Resources  
**Date:** Tuesday, January 3, 2023 6:26:59 AM  
**Attachments:** image003.png  
image005.png  
image002.png  
image011.png  
image017.png

This message originated outside of the City of McMinnville.

Heather,

While their potential loss is unfortunate, I don't think the demolition would compromise the entire district's eligibility. I do think the city will look back on the demolition, if it happens, sadly unless the infill is very compatible and not just more parking lots. That may be where they should place more effort—requiring some compensation for the loss by having stronger input into the replacement. As the buildings are somewhat at the edge it might be possible to revise the district's NR boundaries.

Paul R. Lusignan  
Historian, National Register of Historic Places  
National Park Service  
1849 C Street, NW - Mail Stop 7228  
Washington, DC 20240  
(w) 202-354-2229  
(C) 240-606-5977

\*\*Effective 3/23/20 I am teleworking as part of the COVID-19 social distancing response and can be reached at the cell number (above) during normal work hours.

**From:** Heather Richards <Heather.Richards@mcminvilleoregon.gov>  
**Sent:** Thursday, December 29, 2022 6:42 PM  
**To:** Lusignan, Paul <Paul\_Lusignan@nps.gov>  
**Subject:** RE: [EXTERNAL] National Register - Historic District Question - Demo of Contributing Resources

Hi Paul,

Thanks for the speedy reply. I realized after I sent you the email that the map and shape identifier probably would not translate well embedded in the file. I have attached the map of the historic district. The district is mostly comprised of 2 – 3 story Italianate commercial buildings. Below is a composite of the three buildings in question – they are one and two-story buildings that were originally built in response to the emerging automobile industry and have endured significant modifications over time.



1927 Picture of three buildings below.



1927 photograph showing the original configuration of 619 NE 3rd Street (News-Register Publishing Co).

Have a great day!

Heather



Heather Richards  
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**From:** Lusignan, Paul <Paul\_Lusignan@nps.gov>  
**Sent:** Thursday, December 29, 2022 3:07 PM  
**To:** Heather Richards <Heather.Richards@mcminvilleoregon.gov>  
**Subject:** Re: [EXTERNAL] National Register - Historic District Question - Demo of Contributing Resources

This message originated outside of the City of McMinnville.

Hi Heather,

I could not identify the specific buildings in question, but the answer to your question is that the effect of three demolitions MIGHT impact the overall eligibility of a district, but not likely. It would

really depend on the historic character, location, or significance of those three properties. If they were located at the pivotal core of the district occupying prominent corner locations, or otherwise dominating their neighbors through scale or styling, the demolition might have such an oversized impact that questioning the ability of the remaining district to convey a cohesive sense of time and place might be appropriate. If on the other hand the three buildings are merely typical historic infill, (or located at the edges of the district) then their loss would have limited impact on district's eligibility. For the district in question the number of contributing to non-contributing resources would not be greatly altered with the loss of just three contributing buildings.

As a matter of common practice, we are reluctant to remove a historic district's listing status unless the level of alterations or loss of integrity were extremely high. The loss of three buildings in isolation would probably not be sufficient to demand delisting unless the level of integrity district-wide was also problematic. Giving these districts the benefit of the doubt until the last character-defining elements are gone best promotes preservation in our mind. Not to say that we condone demolitions without first asking if preservation might still be an alternative, but we are generally not in a rush to remove listings.

(If the buildings in question are at the outside edges of the district, it might be more practical to craft a boundary decrease to eliminate just this area rather than delist the entire district.)

Hope this helps. Let me know if you have additional questions.

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**From:** Heather Richards <[Heather.Richards@mcminvilleoregon.gov](mailto:Heather.Richards@mcminvilleoregon.gov)>  
**Sent:** Thursday, December 29, 2022 4:58 PM  
**To:** Lusignan, Paul <[Paul.Lusignan@nps.gov](mailto:Paul.Lusignan@nps.gov)>  
**Subject:** [EXTERNAL] National Register - Historic District Question - Demo of Contributing Resources

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Hi Paul,

I have reached out to our SHPO but am struggling to get a reply so decided to go to the original source. Our community is conducting a public hearing on January 5, 2023 to consider a request to demolish three properties in our downtown National Register of Historic Places district. The three properties are considered contributing properties to the district but have very little historic integrity left (all have been significantly modified).

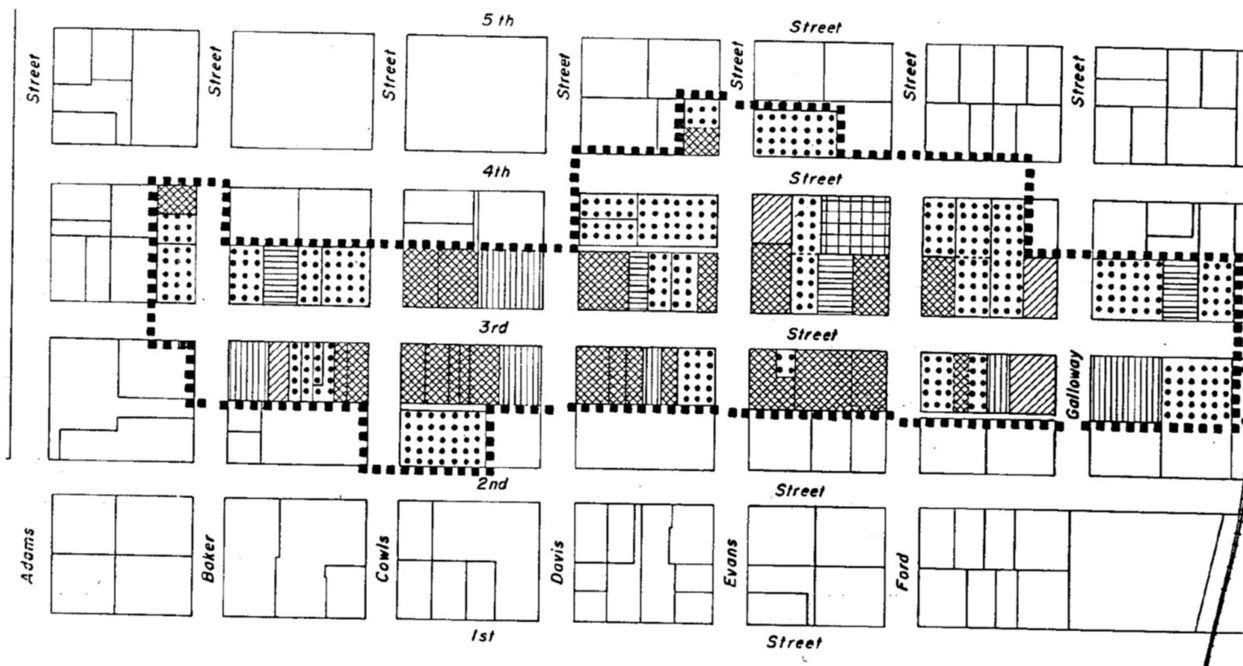
Our Historic Landmarks Committee is carefully weighing the request and asked the following question:

Does the demolition of three contributing resources in the historic district impact the eligibility of the historic district as a whole?







I have attached our historic district for your reference.

Below is a map from the district with the properties in question highlighted.





## McMINNVILLE DOWNTOWN HISTORIC DISTRICT

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Primary Significant Contributing   |  | Compatible Non - Historic Non - Contributing |
|  | Secondary Significant Contributing |  | Non - Compatible Non - Contributing          |
|  | Historic Non - Contributing        |  | Vacant                                       |



Say Hi to my old graduate school classmate - Jim Gabbert!

Have a great day!

Heather

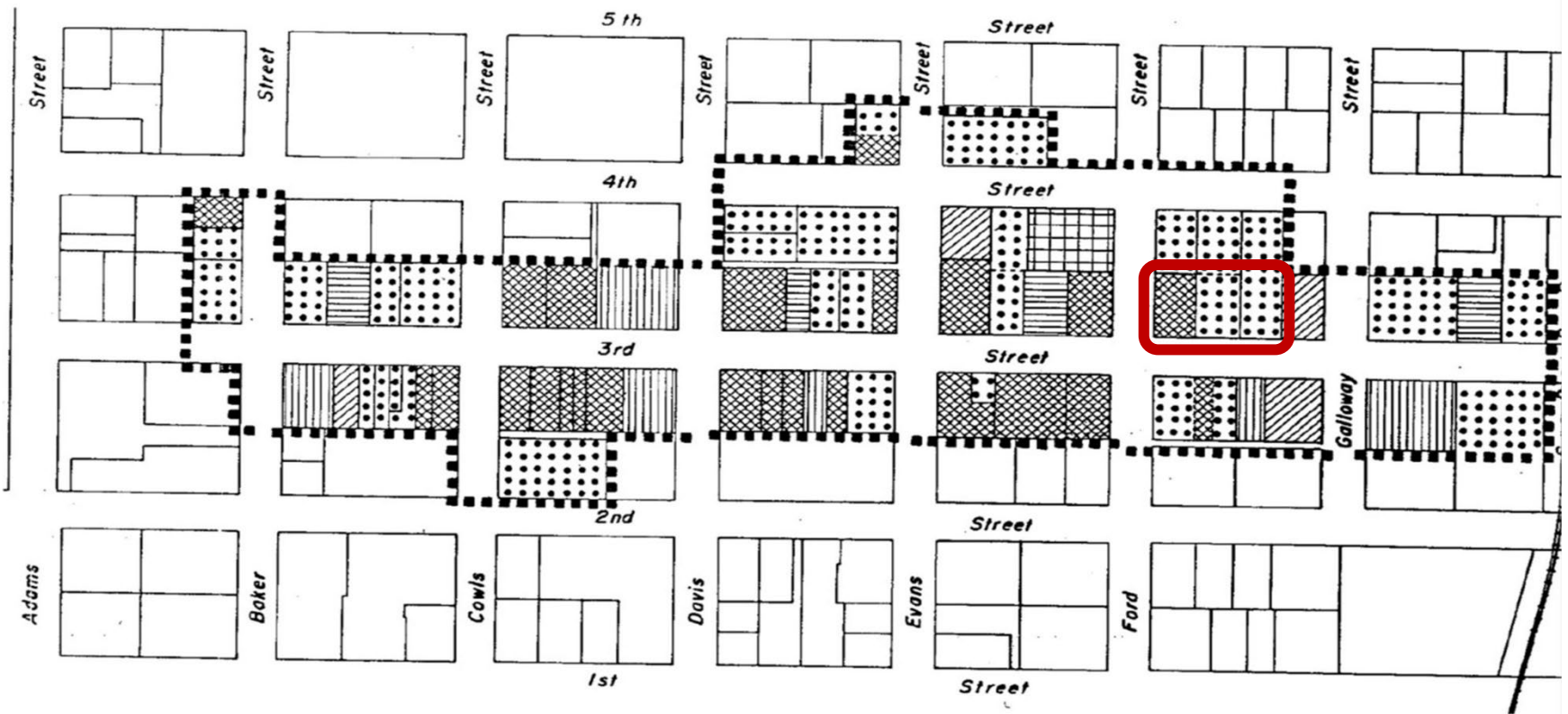


Heather Richards  
 Community Development Director  
 City of McMinnville  
 231 NE Fifth Street  
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





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\*Please note new cell phone number

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**McMINNVILLE DOWNTOWN HISTORIC DISTRICT**

- |   |   |   |   |
|---|---|---|---|
|  | <i>Primary Significant Contributing</i>   |  | <i>Compatible Non-Historic Non-Contributing</i> |
|  | <i>Secondary Significant Contributing</i> |  | <i>Non-Compatible Non-Contributing</i>          |
|  | <i>Historic Non-Contributing</i>          |  | <i>Vacant</i>                                   |

