

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

Office Use Only:	
File No.	<u>HL 1-18</u>
Date Received	<u>4-3-18</u>
Fee	<u>0</u>
Receipt No.	<u>N/A</u>
Received by	<u>CD</u>

Certificate of Approval (Demolition, Moving or New Construction)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Brigitte + Clark Hoss Phone 503. 887. 0879

Contact Name _____ Phone _____
 (If different than above)

Address 10305 NE Fox Farm Rd.

City, State, Zip Dundee, OR 97115

Contact Email brigittehoss@hotmail.com

Property Owner Information

Property Owner Name Wolhaupter - Hayes Family Living Trust Phone 503. 798. 6875
 (If different than above)

Contact Name _____ Phone _____

Address PO Box 10

City, State, Zip Amity, OR 97101

Contact Email Realtor: Randy McCreith 503. 310. 9844
Bella Casa Real Estate

Site Location and Description

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

Property Address 631 NE 1st Str., McMinnville, OR

Assessor Map No. R4421 - BC - 11300 Total Site Area 100' x 40'

Subdivision _____ Block 5 Lot 7

Comprehensive Plan Designation _____ Zoning Designation C-3

1. What is the classification of the historic building? Environmental D878

2. Architect Name N/A Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name _____ Phone _____

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

4. The existing use of the property. Vacant - extremely poor condition

5. The intended use of the property. Rebuild

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

We have offer on property and would like to demolish + rebuild home according to zoning + architectural requirements.

7. Attach a written narrative that describes:

A. The proposed project in detail (specific structures to be removed, new buildings being constructed, etc.);

B. How the proposed project meets the applicable Comprehensive Plan policies;

C. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the alternative action (preservation of the historic resource);

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

E. The physical condition of the historic resource, and how the condition relates to the proposed project;

F. Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

G. Whether the historic resource is a deterrent to an improvement project of substantial benefit to the City which overrides the public interest in its preservation; and

H. Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City.

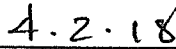
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- If applicable, architectural drawings, including elevations of the proposed demolition or alteration. The elevations shall include descriptions of the proposed finish material.
- Photographs and/or drawings of the existing structure.

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



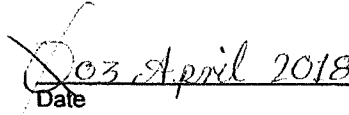
Applicant's Signature



Date



Property Owner's Signature




Date

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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

4.2.18
Date


Property Owner's Signature


Date

April 2, 2018

Re: 631 NE 1st Street
McMinnville, OR
Block: 5 Lot: 7

Certificate of Approval Application- Demolition

This letter accompanies City of McMinnville's application for Demolition re: the above property. We are in the escrow process and hope to purchase it with the intent to demolish existing structures and build a new home in accordance to zoning and architectural requirements.

Physical Condition / Economic Feasibility of Rehabilitation

According to Chuck Darnell, the existing structure on this lot is designated as in the "lowest of 4 tiers" of historic buildings. In July of 1980 it was already described as "in poor condition" and since then has obviously deteriorated to squalid conditions and is it not economically feasible to rehabilitate given the extensive rot and damage. It is our understanding that 2 prior offers on this property fell through given the inability to rehabilitate the extreme conditions of the structure.

Hazards of Structure to Neighborhood

The existing structures have become a public safety hazard given the transient break-ins, drug use on the premises, and an array of issues related to a rotting physical structure. In our conversations with neighbors (David Faust and Steve Cox among others), they report having made repeated calls to various city entities over the years given the above hazardous activity, as well as the determinant of the offensive aesthetics of this structure to the livability of residents and visitors to the area. Several neighbors have approached us as we conducted our due diligence and expressed their strong desire to having the structure removed in order to improve their neighborhood livability, safety and property values.

Minimal Historic Significance

As can be seen from the photos, the style, existing materials and finishes are of little historical value. Original double hung windows have been replaced with aluminum, current doors are low cost replacements, the chimney brick is painted over and disintegrating, and the other ramshackle additions further denigrate the structure. The inside floors, walls and woodwork are severely damaged, missing, molded and rotting given the lengthy periods of non-inhabitation and exposure to the elements, not to mention all the rotting food and biohazards that have further ruined the inside.

Vision

We hope to create a beautiful, new craftsman style home (of similar style to surrounding existing older homes) that will be well coordinated to blend into the neighborhood and vastly improve the aesthetics and livability of residents and pedestrians on NE 1st Street. We look forward to working with the City of McMinnville and the historic architectural review committee to create a best fit for this location. We intend to work hard to assure that all design requirements are met. We have built several homes throughout the years, always in good standing with the counties we reside in. Our most recent home can be viewed at www.franziskahaus.com.

Chuck Darnell has fully explained to us the zoning regulations and architectural review process. He has also provided general assurances after viewing our preliminary concept drawings/plans. Our closing date for escrow is April 19. We hope to have the permission to demolish prior to closing as we are not prepared to own this property without this assurance. Please let us know if anything further needed.

Kind Regards,

Brigitte & Clark Hoss

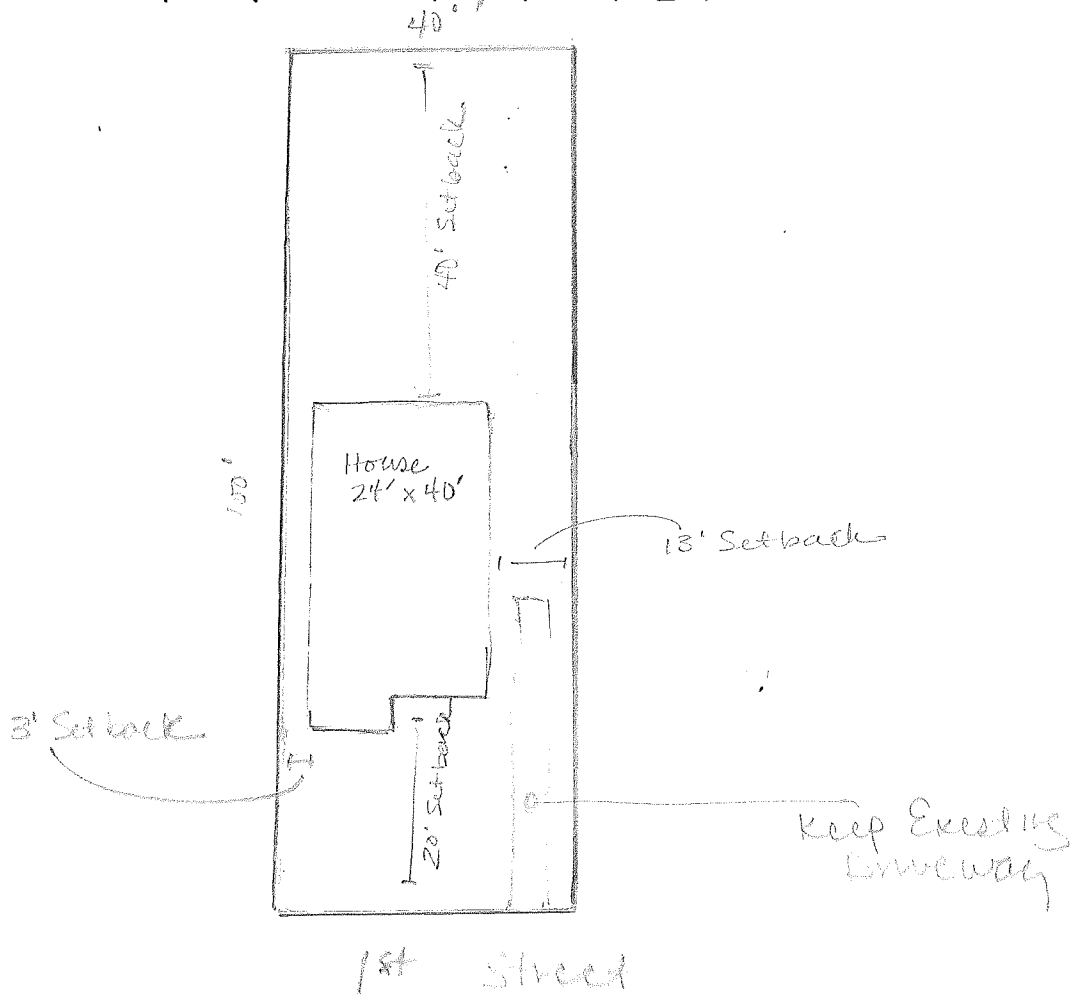
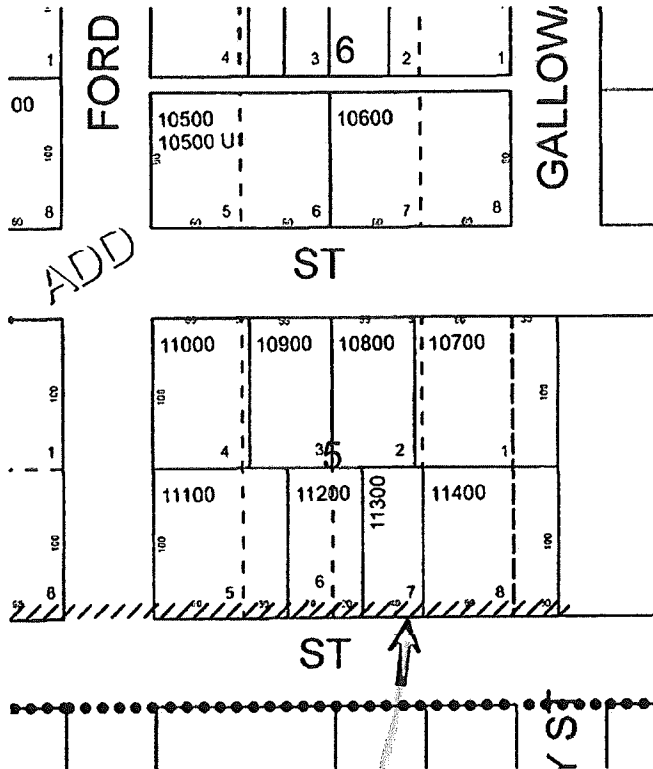


First American



Site Plan

This map is furnished for illustration and to assist in property location. The company assumes no liability for any variation in dimensions by location ascertainable by actual survey



Presented By: Meri KereKanich Agent

The Kelly Group Real Estate

Phone: 503-538-4531 E-mail: meri@thekellygroup.net

RESIDENTIAL Status: ACT 3/5/2018 10:23:35

ML#: 17614387 Area: 156 List Price: \$140,000

Addr:631 NE 1ST ST Unit#:

City: McMinnville Zip: 97128 Condo Loc:

Zoning: C3 List Type: ER LR: N

County: Yamhill Tax ID: R4421BC11300

Elem: Buel Middle: Pa

High: McMinnville PropType: DETACHD

Nhood/Bldg: CC&Rs:

Legal: LOT 7 BLOCK 5 ROWLANDS ADDITION = 004000 SQ FT E 40' LT 7 BL

Internet/Address/No Blog/No AVM: Y/Y/Y Offer/Nego:CALL-L

Open house: N

PDF Doc(s): 2

Home Energy Score: I

Wrnty: 55+ w/Affidavit Y/N:



GENERAL INFORMATION

Lot Size: 3K-4,999SF # Acres: 0.09

Lot Dimensions: 4000 sf

Front View:

Lot Desc: LEVEL

Body Water:

Seller Disc: DSCLOSUR

Other Disc:

RESIDENCE INFORMATION

Upper SQFT: 528 SFSrc: trio #Bdms: 2 #Bath: 2 / 0 #Lvl: 2 Year Built: 1890 / FIXER

Main SQFT: 1036 TotUp/Mn: 1564 Roof: COMP Style: 2STORY, FARMHSE Green Cert: Energy Eff.:

Lower SQFT: 240 #Fireplaces: / Parking: DRIVWAY Exterior: WOOD

Total SQFT: 1804 Addl. SQFT: #Gar: 1 / DETACHD, Bsmt/Fnd: BLOCK, UNFIN

RV Desc:

REMARKS

3rd Dir: NE 1st St next to Post Office

Private: Contact Catherine (971) 219-9858 or catherine@thebellacasagroup.com w/questions about condition. EXTREME Fixer - not easy to show. Serious buyers only. Recent appraisal (Jan 2018) comes in at \$135K - available on request. Needs new sewer line - no other prof inspections done.

Public: This 1890 farmhouse needs very significant remodeling, but has so much potential to become something great! Located right near McMinnville's famous 3rd St shops and restaurants. It is zoned C3 General Commercial but buyer to do due diligence regarding usage. 6 floors in many rooms. Cash only - do not go on property without an agent.

APPROXIMATE ROOM SIZES AND DESCRIPTIONS

Living: M/ / WOODFLR Mstr Bd: M/ / Bths - Full/Part

Kitchen: M/ / 2nd Bd: M/ / Upper Lvl:

Dining: M/ / WOODFLR 3rd Bed: U/ / WOODFLR Main Lvl:

Family: / / 2NDKIT: U/ / Lower Lvl:

Garage: U/ / WOODFLR LAUNDRY: M/ / Total Bth:

FEATURES AND UTILITIES

Kitchen: WOODFLR

Exterior: YARD

Accessibility:

Pool: Heat: BASEBRD

Water: PUBLIC Sewer: PUBLIC Hot Water: ELECT

Fuel: ELECT

FINANCIAL

Property Tax/Yr: \$1,374.41 Spcl Asmt Balance: Tax Deferral: N BAC: % 2.5

Terms: CASH Short Sale: N \$ Pre-Approv: 3rd Party: N Total Comm Differs: N

Escrow Pref: Jan Winder - FATCO Bank Owned/REO: N

OA: N Dues: Other Dues: Rent, If Rented:

OA Incl:

BROKER / AGENT DATA

RCD: BCRE01 OF: Bella Casa Real Estate Group Lic#: 200703266 Ph: 503-310-9844 Fax: 866-281-665

PID: MCCREITH AG: Randy McCreith Lic#: 200210169 Ph: 503-310-9844 Cell/Pgr:

Email(s) AG: teaminfo@thebellacasagroup.com CoAgent: Catherine Summers Agent Ext: 503-310-9844

CoLPID: MCCREITC CoBRCD: BCRE01 Owner Perm. Resid: Y

CoAgent Email: teaminfo@thebellacasagroup.com

HowHrs: Tran: 2/26/2018 List: 12/13/2017 Exp: Occ: VACANT Poss: NEGO

3/Loc/Cmb: No Lockbox Owner(s): Judith Wolhaupter FIRPTA: N Contact1:

How: SEERMKS Tenant/Other: Contact2:

COMPARABLE INFORMATION

DOM: 82 O/Price: \$140,000





