

618 NE 3RD ST PARTIAL DEMOLITION & EXTERIO ALTERATION



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

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## Certificate of Approval (Alteration)

### Applicant Information

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

Applicant Name EMA Architecture, LLC Phone 503-224-1282

Contact Name Ernest R. Munch Phone \_\_\_\_\_  
*(If different than above)*

Address 111 SW Oak Street, Suite 300

City, State, Zip Portland, OR 97204

Contact Email ernie@ermunch.com

### Property Owner Information

Property Owner Name Historic Third & Ford, LLC Phone 707-544-4000  
*(If different than above)*

Contact Name Seth Caillat Phone 707-836-2049

Address 421 Aviation Boulevard

City, State, Zip Santa Rosa, CA 95403

Contact Email seth.caillat@jfwmail.com

### Site Location and Description

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

Property Address 618 NE Third Street, McMinnville, OR 97128

Assessor Map No. R4421 - BC - ~~10400~~ 10402 Total Site Area 2,998 SF

Subdivision Rowlands Addition Block 6 Lot 3

Comprehensive Plan Designation COMMERCIAL Zoning Designation C-3


1. What is the classification of the historic building? incorrectly classified as primary contributing
  
2. Architect Name EMA Architecture, LLC Phone \_\_\_\_\_  
*(Engineer or Other Designer)*  
 Contact Name Ernest R Munch Phone 503-224-1282  
 Address 111 SW Oak Street, Suite 300  
 City, State, Zip Portland, OR 97204  
 Contact Email ernie@ermunch.com
  
3. Contractor Name R&H Construction Phone \_\_\_\_\_  
 Contact Name Shane Bliss Phone 503-702-4929  
 Address 1530 SW Taylor Street  
 City, State, Zip Portland, OR 97205  
 Contact Email sbliss@rhconst.com
  
4. The existing use of the property. Mercantile
  
5. The intended use of the property. Mercantile
  
6. Attach a written narrative that describes:
  - A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
  - B. How the proposed project meets the applicable Comprehensive Plan policies;
  - C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
    - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
    - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
    - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
    - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
    - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
    - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
  - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
  - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
- E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
- F. The physical condition of the historic resource, and how the condition relates to the proposed project.

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

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

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

  
\_\_\_\_\_  
Applicant's Signature

4.5.18  
\_\_\_\_\_  
Date

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

4/5/18  
\_\_\_\_\_  
Date

# Taylor-Dale Hardware Building, 618 NE 3rd Street, McMinnville, OR

Historic Landmark Certificate of Approval Narrative

17 April 2018

## Overview

This one story, wood framed structure was built ca. 1912-1915. It was joined in function and ownership with the 2-story brick building to the west, as the Taylor Dale Hardware Company, until 2016 when it was split into two different ownerships. At that time a 3-hour fire separation was constructed between the two at the ground level.

### **Corrections Needed**

*Note here that the Downtown Historic District National Register Nomination Form mismatches the title blocks and the descriptions of these two buildings. The two-story building at 608 NE 3rd Street on **Lot 4**, was likely built in 1908 and should be listed as the primary contributor. The one-story building at 618 NE 3rd Street on **Lot 3**, likely built 1912-1915, and its contribution to the historic district is clearly as the secondary contributor. This error is also reflected on the adopted map of the district. Both documents should be corrected for the record. While both structures are considered contributing, there is an obvious qualitative difference between the two structures which is the reverse of what is described in the inventory.*

## Context

At the time of separation, the 2-story building at 608 NE 3rd was granted an easement for egress across the roof of the one story building and down a non-code-compliant stair to the public alley behind the two buildings. The easement has no dimension but allowed for the maintenance, reconstruction, and use of the existing stairway. The former McMinnville Building Official pointed out in particular that the stair ended at the ground level with no landing and at a gate which swung out entirely over the public alley. In his mind, this had to be corrected if the upper floor of the 2-story building was to be remodeled. The current McMinnville Building Official recently confirmed this judgement. In addition, the stair has been remodeled several times and a security gate added. It appears to have no historic value.

## Ownership Status

As of 5 April 2018, the two properties have been rejoined under a single ownership. The current occupant of the single story building will likely continue to occupy the building under a multi-year lease agreement.

## Code Issues

1. The existing egress stair from the second floor of 608 NE 3rd Street, is through a dimensionally undefined easement, across the roof of and down a stairway of the adjacent building at 618 NE 3rd Street. It is non-compliant in the following ways:
  - a. Egress from one building may not be made through a building of lesser safety. The two-story building at 608 NE 3rd Street will be seismically upgraded and have an automatic sprinkler system installed. The one story building at 618 NE 3rd Street will have neither a sprinkler system, nor a seismic upgrade.

- b. The existing egress route from 608 NE 3rd Street is not protected from the adjacent, non-sprinklered building by a fire rated separation.
  - c. The wall of 618 NE 3rd Street which flanks the stair should have a 3 hour fire rating.
  - d. The stair does not comply with the code's maximum riser-height and minimum tread-width requirements.
  - e. The stair riser-heights vary beyond code tolerances.
  - f. The stair is too narrow.
  - g. The handrails do not comply.
  - h. There is no landing at the bottom of the stair.
  - i. The door in the security gate swings out over the alley of public right of way.
  - j. There is insufficient lighting of the egress path.
2. The Basement at 608 NE 3rd Street has inadequate egress.

### **Description of the Proposal in Detail**

To remedy the egress issue, it is proposed to build a stair within southeast corner of the two-story building to connect all three levels. The new egress stair would then exit into the previously described easement and the gas meter would be relocated to gain access to the door and comply with the supplier's location and clearance requirements. The required area is 12'-0" in the north-south direction and 4'-2" in the east-west direction. This will require the demolition of the existing stair, part of the building measuring 1'-0" x 7'-0", and a concrete vault of unknown purpose and contents roughly 3'-8" wide by 4'-6" long by 2'-3" high.

Afterward, the roof of the one-story building would be repaired and two fire-rated walls will be constructed to define the space and enclose the one-story building. The two new walls would be faced with stucco and painted to match the existing color of the one-story building. A fixture that will supply general lighting will be mounted above and just to the south of the new door to illuminate the trash area described below and recess for the gas meter. A security camera will also be mounted in the same area.

A below grade grease interceptor, serving the planned restaurant, will be located in the 4'-2" clearance area outside the new egress door.

Six 4" diameter by 3'-0" tall bollards will be placed behind the one-story building and joined with a steel angle to define an area for the storage of trash collection bins, and maintain required clear areas 2 feet south of the one-story building and 4'-2" west of the two-story building. The bollards and angle will be painted to match the existing color of the south elevation of the one-story building.

### **17.65.060(B)(1): How the proposed project meets the application Comprehensive Plan Policies:**

**Goal:** TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMinnville.

**Comprehensive Plan Policy:** 15.00 The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.

**Finding:** The applicant is filing under the program established by the City of McMinnville to preserve significant sites, structures, objects and areas. This proposal will allow for the use of the second floor and basement of the adjoining building at 608 NE 3rd Street

**Comprehensive Plan Policy:** 16.00 The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.

**Finding:** The property does not enjoy a special assessment in support of historic preservation. The owner applied for but did not receive a grant to aid the preservation effort.

**Comprehensive Plan Policy:** 17.00 The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.

**Finding:** NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

**Comprehensive Plan Policy:** 17.01 The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties VOLUME II Goals and Policies Page 3 listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

**Finding:** NA. This program is applying for approval under Chapter 17.59 and 17.65, not under interim measures.

**17.65.060(B)(1): How the proposed project meets the applicable design standards and guidelines, which are as follows:**

- a) **A property will be used as it was historically, or be given a new use that maximized the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**

**Finding:** The one-story building at 618 NE 3rd Street was built as an addition to the building at 608 NE 3rd Street. Ownership was separated in 2016 and has recently been rejoined. It currently enjoys a long term tenant who will continue at that location.

The two-story Taylor-Dale Building at 608 NE 3rd Street was built, in 1908, as a hardware store on the ground floor with four private apartments on the second floor. Two apartment were added later. This project envisions a full renovation and restoration of the interior. A restaurant, is now planned for the main floor. Six vacation-rentals-by-owner, (VRBO), plus one smaller owner occupied unit are planned for the second floor.

The proposed improvement to the egress from the basement and second floor of 608 will make its reuse possible while minimizing disruption to the long term tenant at 618.

- b) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.**

**Finding:** The original inventory of historic resources on the downtown records the value of the street façade of the building at 618 NE 3rd Street but makes no mention of the south, alley elevation. It is apparent that the areas that will be disturbed have been rebuilt several times over the course of the building's history. The area where the proposed action will take place is in need of being cleaned up and brought up to the current life safety code. The reconstruction will be finished with materials that are approved for use in the district.

- c) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic material and features will be physically and visually compatible, identifiable upon close inspection, and properly documented and preserved for future research.**

**Finding:** It is apparent that the areas that will be disturbed have been rebuilt several times over the course of the buildings history and no significant historic material will be disturbed. The historic function of providing egress from the second floor of the building at 608 3rd Street will be preserved and brought up to code.

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

**Finding:** NA. No changes to the property that have acquired historic significance in their own right exist in this area.

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

**Finding:** NA. No distinctive materials, features, finishes, and construction techniques or examples of craftsmanship characterizing this property exist in this location.

- f) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.**

**Finding:** The area of the proposed alteration has been evaluated and found to contain no historic features. The materials used in this location are no longer allowed to be used in the district.

- g) Chemical or physical treatment, if appropriate. Will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will not be used.**

**Finding:** The exterior masonry will be cleaned with a mild cleanser and light power wash before being repaired and repointed.

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

**Finding:** NA. There are no known archeological resources.

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

**Finding:** Years of patchwork abuse will be removed in favor of code compliant construction and materials approved for use in the district. This will allow new uses to occupy the adjacent structure at 608 NE 3rd Street.

**D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;**

**Finding:** The proposed alteration will allow for the reuse of the two story building at 608 NE 3rd Street, while improving the safety and preserving the acknowledged historic value of the building at 618 NE 3rd street.

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

**Finding:** This building should be listed as a secondary significant contributing resource. The value of the resource is primarily in its 3rd street façade. The proposed alteration will improve the safety of the building, and allow it to contribute to the success of 608 NE 3rd Street



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

**Finding:** In this location, the building is in an unsafe and unattractive condition. The proposal will make it safer and use materials in compliance with the historic guidelines.



NORTH FACADE (3RD STREET)



MAIN FLOOR ENTRANCE AT NORTH FACADE



SECOND FLOOR ENTRANCE AT  
NORTH FACADE



MAIN FLOOR ENTRANCE AT  
NORTH FACADE



EXAMPLE OF WIRE GLASS SPANDREL PANEL AT STOREFRONT



SPALLING RED BRICK AND CRACKING AT NORTH FACADE



ELECTRICAL SERVICE PENETRATING BRICK



SPALLING RED BRICK AT NORTH FACADE





DETERIORATED MORTAR JOINTS AND ORGANIC GROWTH



CRACKING AT BUFF-COLORED BRICK



CRACKING IN BUFF-COLORED BRICK AT COLUMNS AND RUSTING OF STEEL LINTELS AT NORTH AND WEST FACADES





WEST FACADE (FORD STREET)



DOUBLE DOOR ENTRANCE



VERTICAL LIFT RAMP DOOR



SPALLING BRICK AT WEST FACADE







SOUTH FACADE (ALLEY) AS SEEN FROM FORD STREET



SOUTH FACADE (ALLEY) AS SEEN FROM SOUTHEAST



TYPICAL WINDOW AT SOUTH FACADE



ADJACENT BUILDINGS IN ALLEY



EXISTING EGRESS STAIR AND GATE AT ALLEY



EXISTING EGRESS STAIR





DETERIORATED RED BRICK AT EAST FACADE



ROOF DECK LEDGER AT EAST FACADE



SECOND FLOOR EGRESS DOOR AND ROOF DECK AT EAST FACADE



EAST FACADE, SHOWING MISSING AND DAMAGED BRICK



ROOF, LOOKING SOUTH TOWARD CHIMNEYS AT ALLEY



613 NE THIRD STREET



619 NE THIRD STREET



645 NE THIRD STREET



700 BLOCK NE THIRD STREET



546 NE THIRD STREET



207 NE FORD STREET



210 NE FORD STREET



205 NE FORD STREET





611 NE THIRD STREET



585 NE THIRD STREET



618 NE THIRD STREET



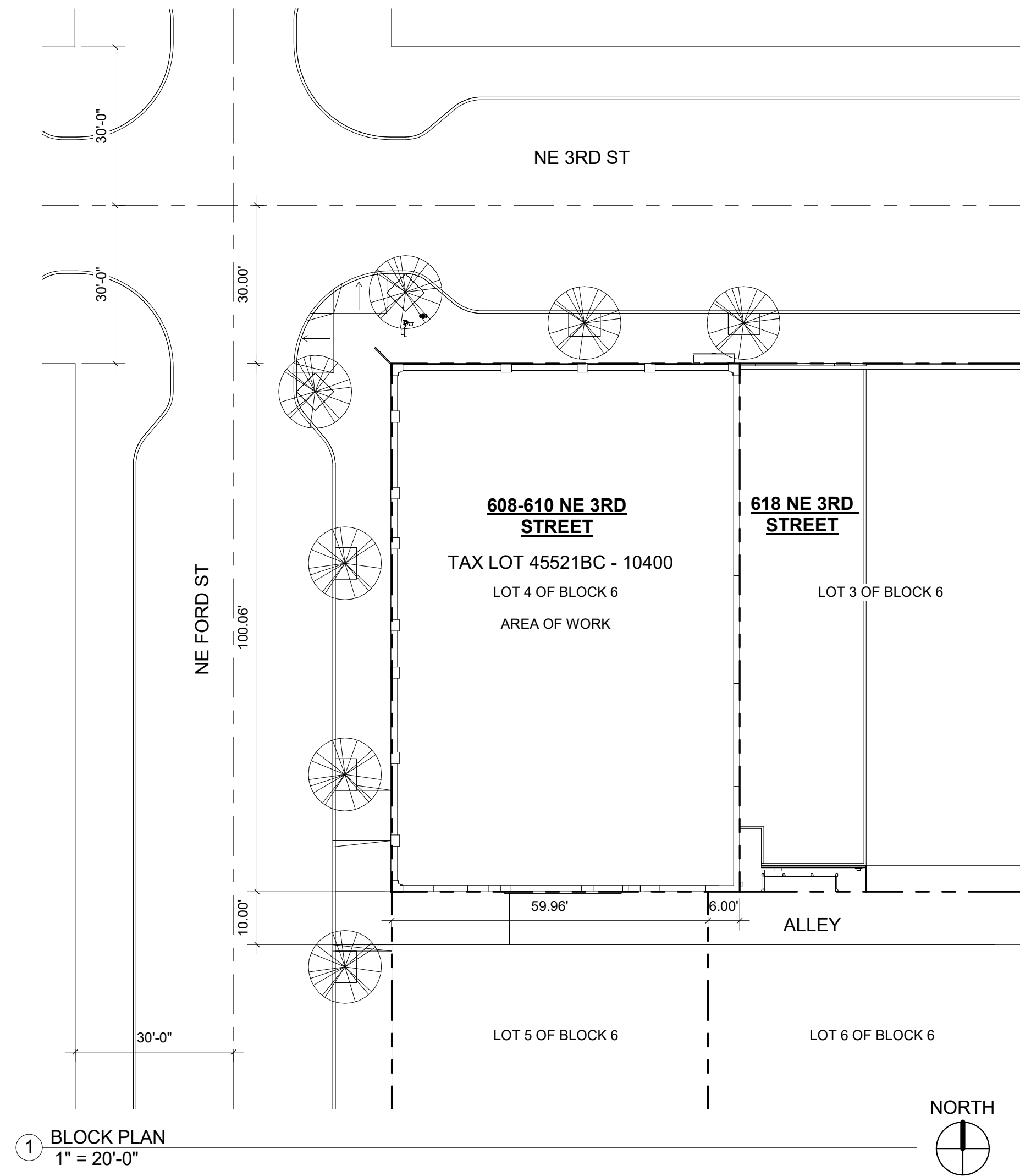
620 NE THIRD STREET



624 NE THIRD STREET



640 NE THIRD STREET



# TAYLOR-DALE TENANT IMPROVEMENT HISTORIC REVIEW SUBMITTAL

**OWNER**  
 HISTORIC 3RD AND FORD, LLC  
 425 AVIATION BLVD.  
 SANTA ROSA, CA 95403  
 SETH CAILLAT, CONSTRUCTION MANAGER  
 EMAIL: SETH.CAILLAT@JFWMAIL.COM  
 CELL: 707-836-2049

**DESIGN & BUILD GROUP**

**ARCHITECT**  
 ERNEST R. MUNCH, ARCHITECTURE URBAN PLANNING, LLC  
 111 SW OAK ST, STE 300  
 PORTLAND, OR 97204  
 OFFICE: 503.224.1282  
 ERNIE MUNCH, PROJECT ARCHITECT  
 ERNIE@ERMUNCH.COM  
 ERICKA EVERETT, PROJECT MANAGER  
 EMAIL: ERICKA@ERMUNCH.COM

**CONTRACTOR**  
 R&H CONSTRUCTION  
 1530 SW TAYLOR ST  
 PORTLAND, OR 97205  
 SHANE BLISS, PROJECT MANAGER  
 EMAIL: SBLISS@RHCONST.COM

**STRUCTURAL ENGINEER**  
 GRUMMEL ENGINEERING, LLC  
 920 SW 3RD AVE SUITE 200  
 PORTLAND, OR 97204  
 OFFICE: 503.244.7014  
 BOB GRUMMEL, S.E.  
 MARSHALL STOKES, E.I.T.  
 MARSHALL@GRUMMELENGINEERING.COM

**MEP**  
 BIDDER DESIGN

**SHEET INDEX**

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ARCHITECTURAL	
A0.0	COVER
A1.1	FLOOR PLANS - EXISTING / DEMO
A1.2	FLOOR PLANS - EXISTING / DEMO
A2.1	FLOOR PLANS - PROPOSED
A2.2	FLOOR PLANS - PROPOSED
A2.3	FLOOR PLANS - BLDG 618
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS
A8.1	DETAILS
A8.2	DETAILS
A8.3	DETAILS
A9.1	EXTERIOR PERSPECTIVES
A9.2	EXTERIOR PERSPECTIVES

**EMA** Ernest R. Munch  
 Architecture • Urban Planning, LLC  
 111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204  
 office: (503) 224-1282 | www.ermunch.com

TAYLOR - DALE BLDG

608-610 & 618 NE 3rd Street,  
 McMinnville, OR 97128

HISTORIC REVIEW

4/6/18

No.	Date

COVER  
 A0.0

**FOR REFERENCE ONLY**

**NOT FOR CONSTRUCTION**

**DISCLAIMER**

THESE DRAWINGS DO NOT NECESSARILY SHOW ALL EXISTING CONDITIONS AND MAY NOT BE ACCURATE AT ALL LOCATIONS. THE ARCHITECT HAS NOT VERIFIED THE ACCURACY OF RECORD DRAWING INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED. EXISTING AND/OR HIDDEN CONDITIONS SHOULD BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF NEW WORK.

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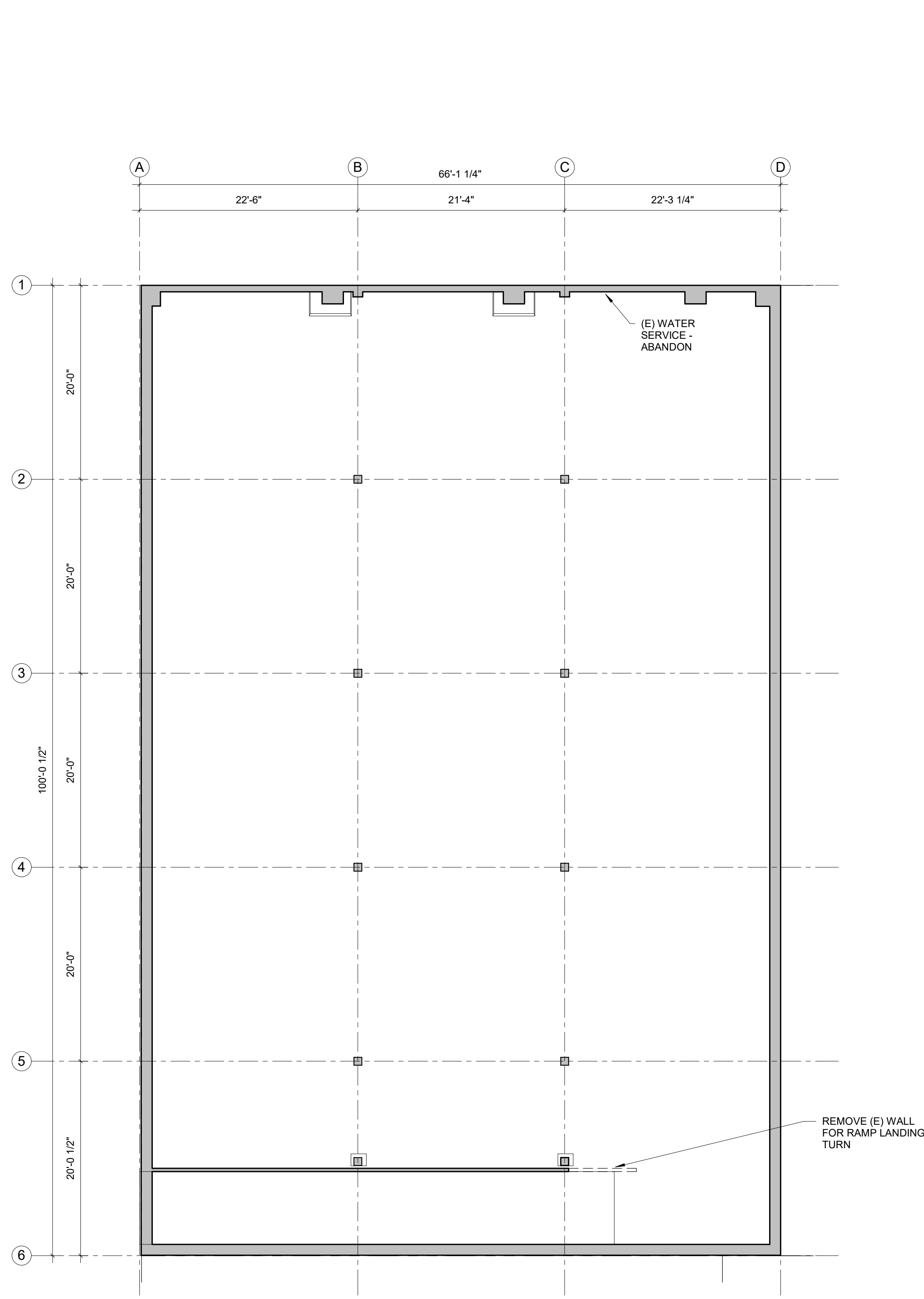
**HISTORIC REVIEW**

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No.	Date

FLOOR PLANS -  
 EXISTING / DEMO

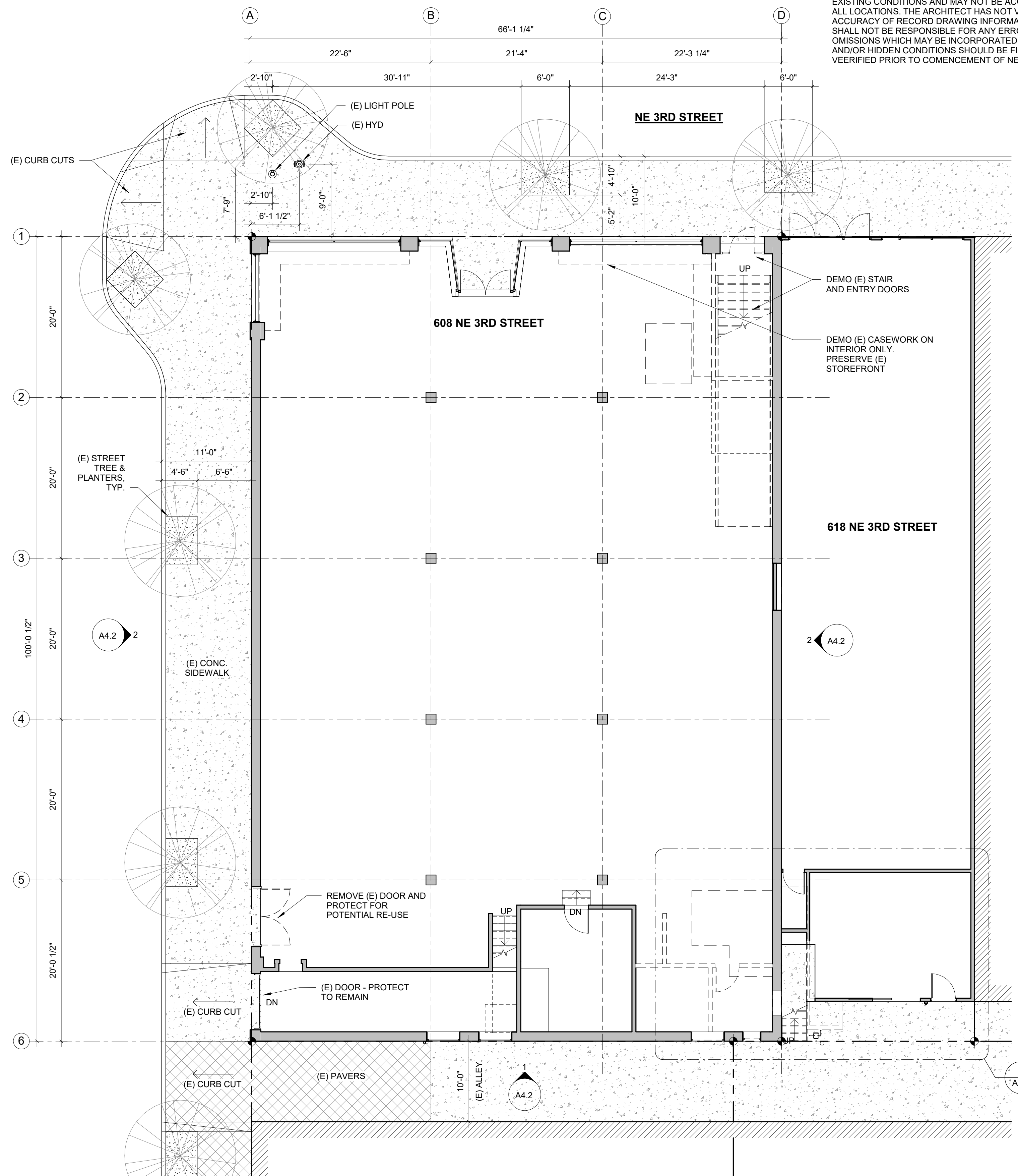
**A1.1**



1 - 0 - BASEMENT EXISTING/DEMO PLAN  
 1/8" = 1'-0"

**PLAN LEGEND**  
 — (E) WALL TO REMAIN  
 - - - DEMO

**FOR REFERENCE ONLY**



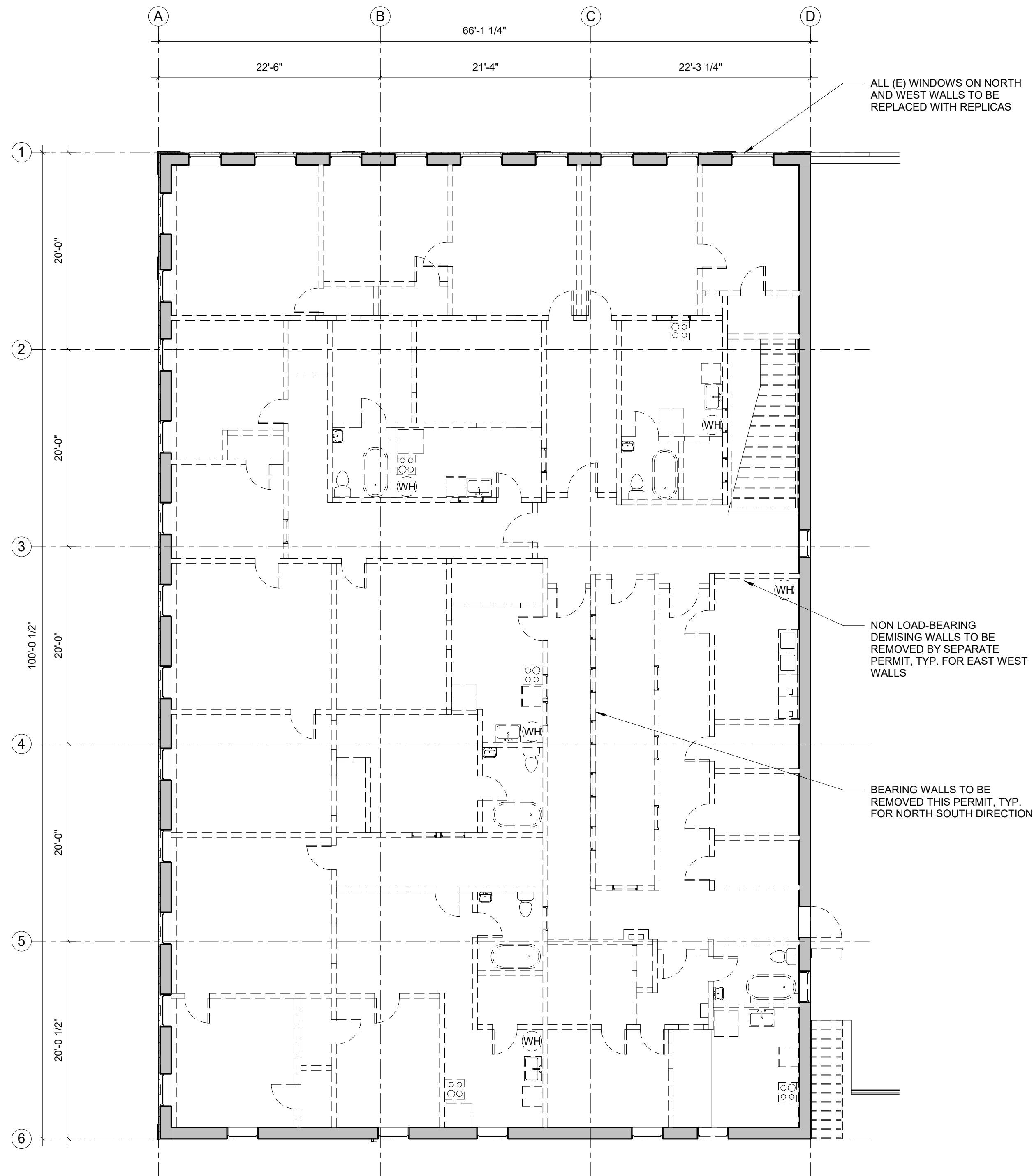
2 - 1 - LEVEL 1 EXISTING / DEMO PLAN &  
 SITE PLAN  
 1/8" = 1'-0"

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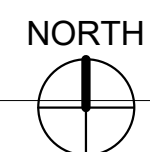
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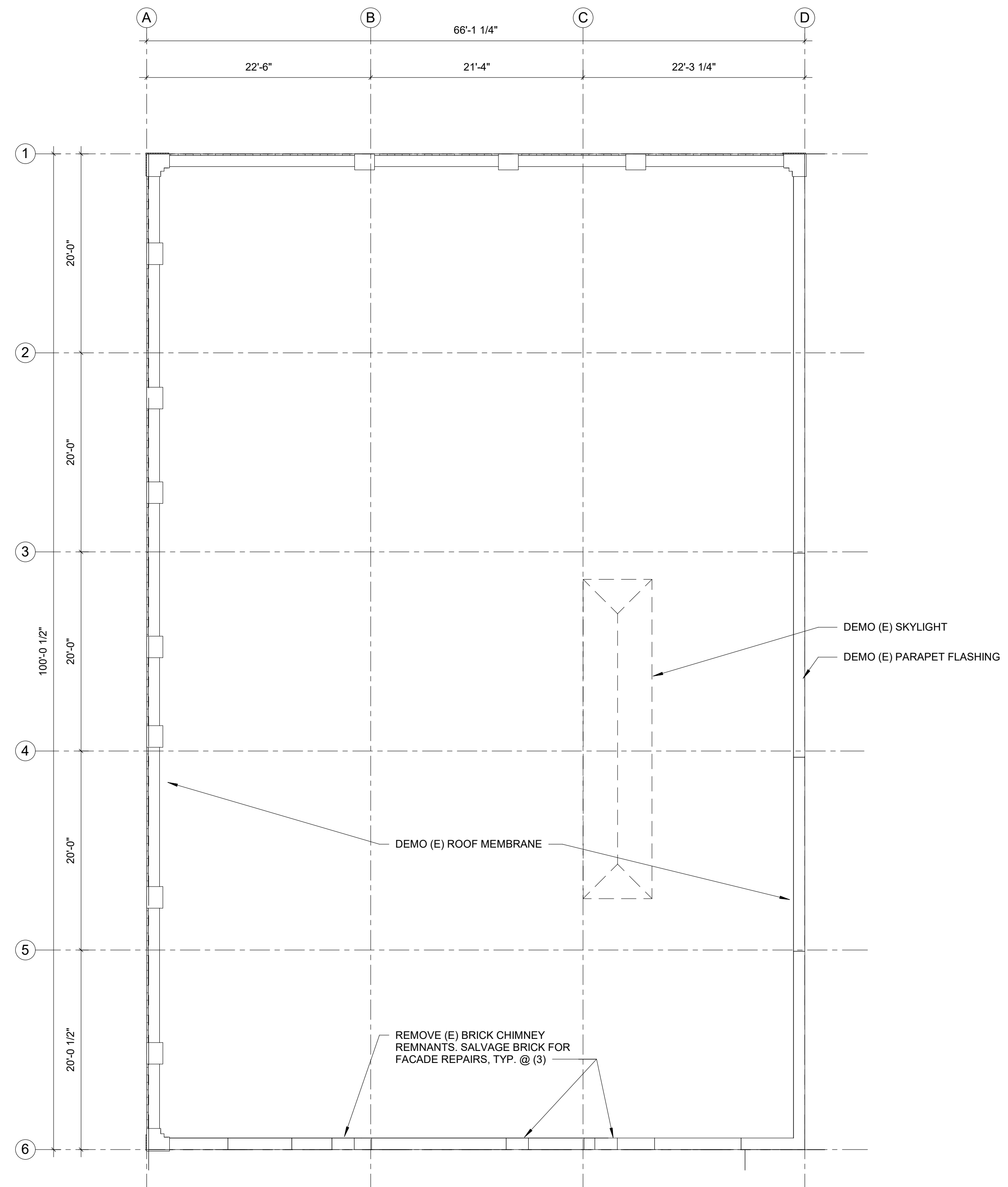
1 SECOND FLOOR EXISTING/DEMO PLAN  
 1/8" = 1'-0"



**PLAN LEGEND**

- (E) WALL TO REMAIN
- - - DEMO

**FOR REFERENCE ONLY**



2 ROOF EXISTING/DEMO PLAN  
 1/8" = 1'-0"



**TAYLOR - DALE BLDG**

608-610 & 618 NE 3rd Street,  
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**HISTORIC REVIEW**

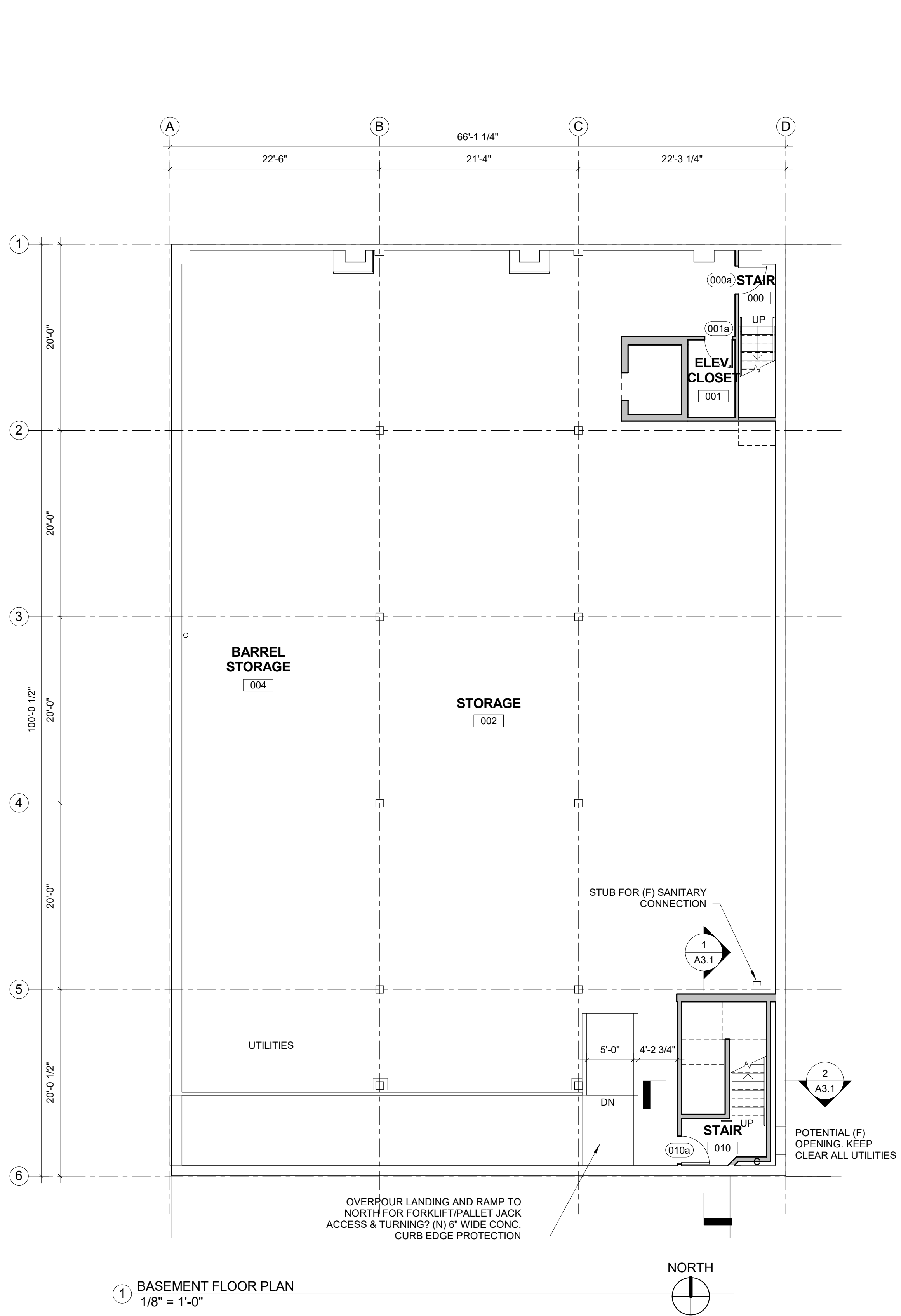
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No.	Date

FLOOR PLANS -  
 EXISTING / DEMO

**A1.2**

**NOT FOR CONSTRUCTION**

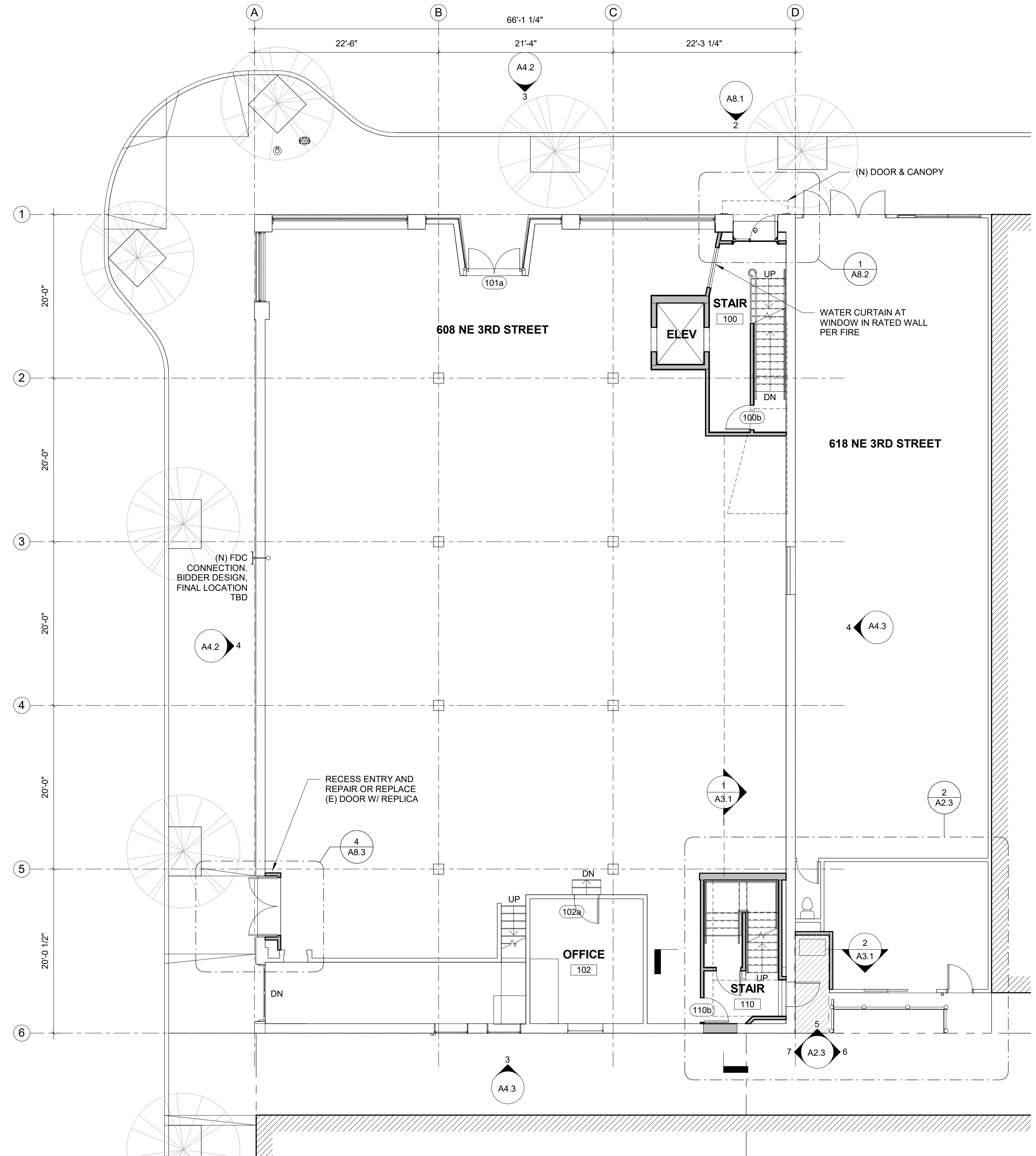


1 BASEMENT FLOOR PLAN  
1/8" = 1'-0"

**PLAN LEGEND**

- (N) WALL
- (E) WALL TO REMAIN
- E EGRESS WINDOW

**FOR REFERENCE ONLY**



2 FIRST FLOOR PLAN  
1/8" = 1'-0"

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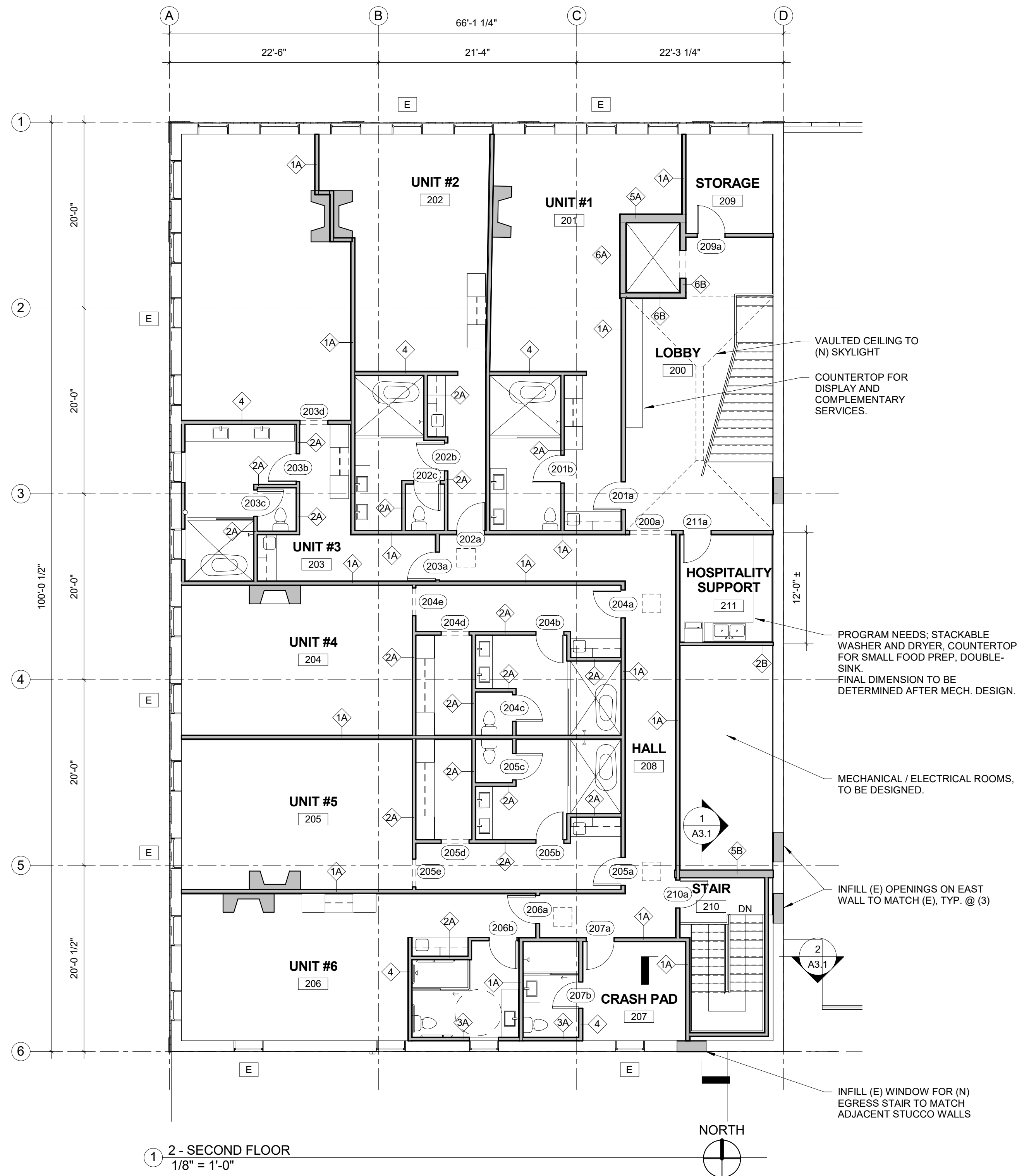
HISTORIC REVIEW

4/6/18

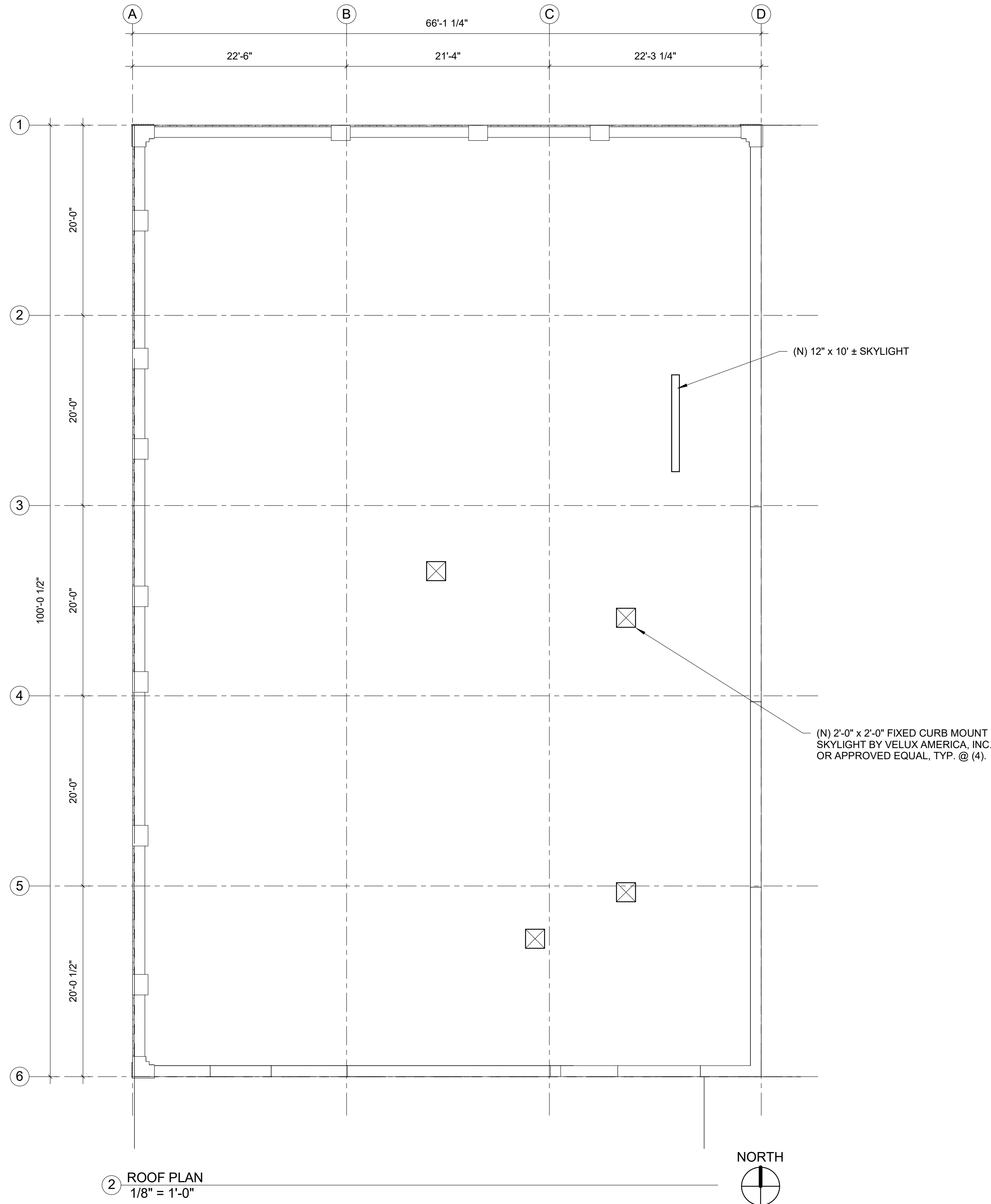
No.	Date

FLOOR PLANS - PROPOSED

A2.1



1 2 - SECOND FLOOR  
1/8" = 1'-0"



2 ROOF PLAN  
1/8" = 1'-0"

**PLAN LEGEND**  
 (N) WALL  
 (E) WALL TO REMAIN  
 EGRESS WINDOW

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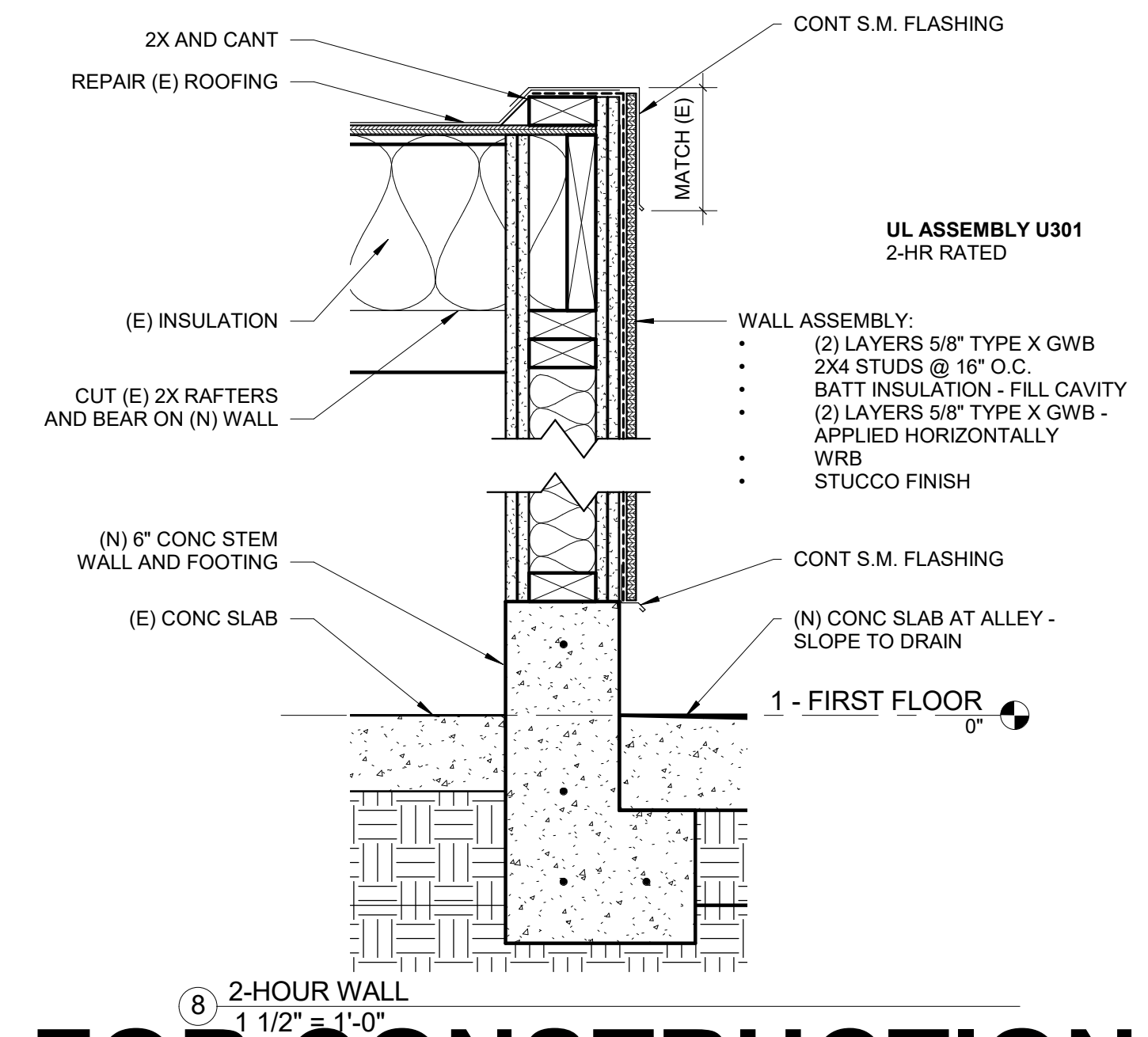
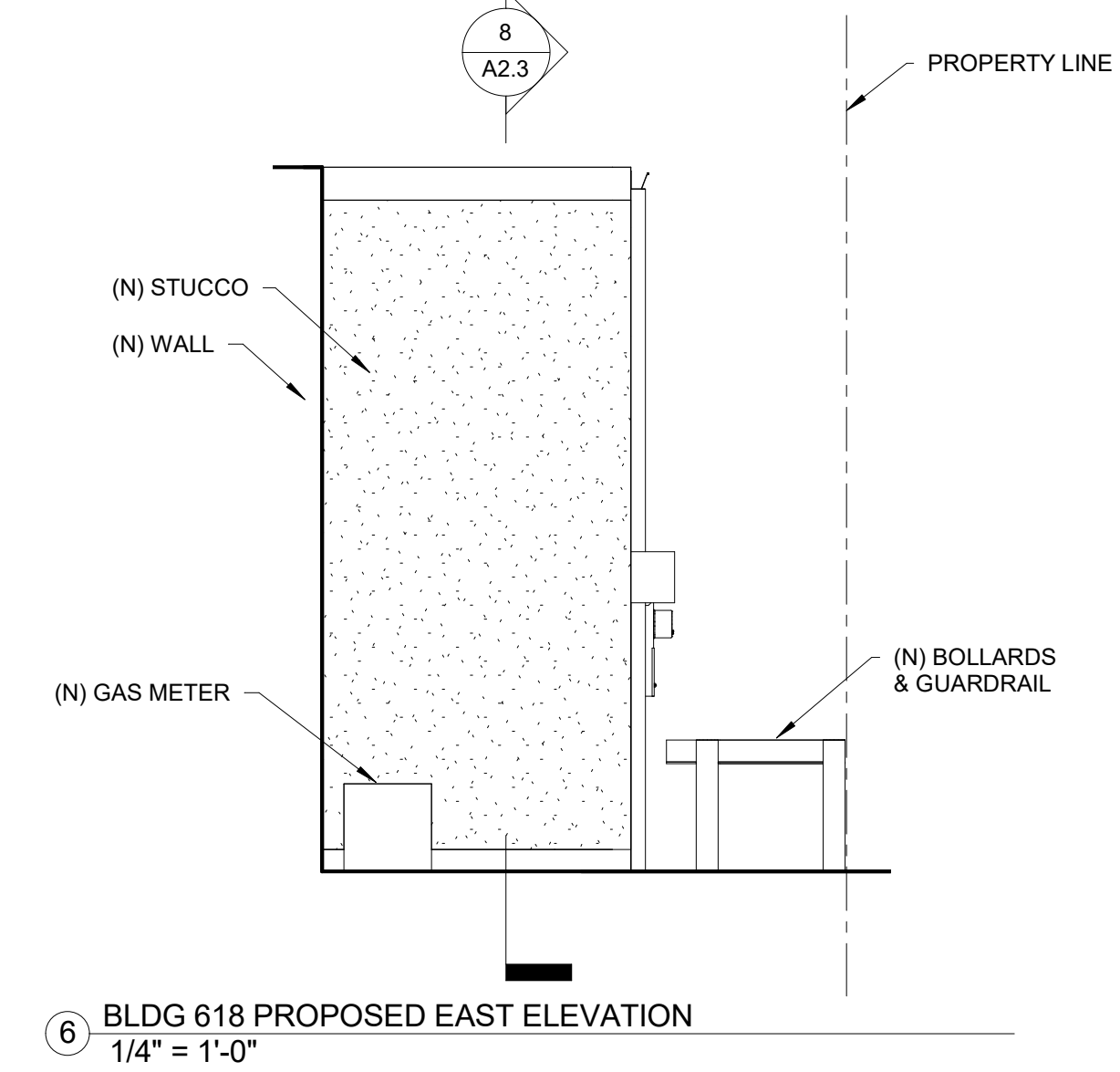
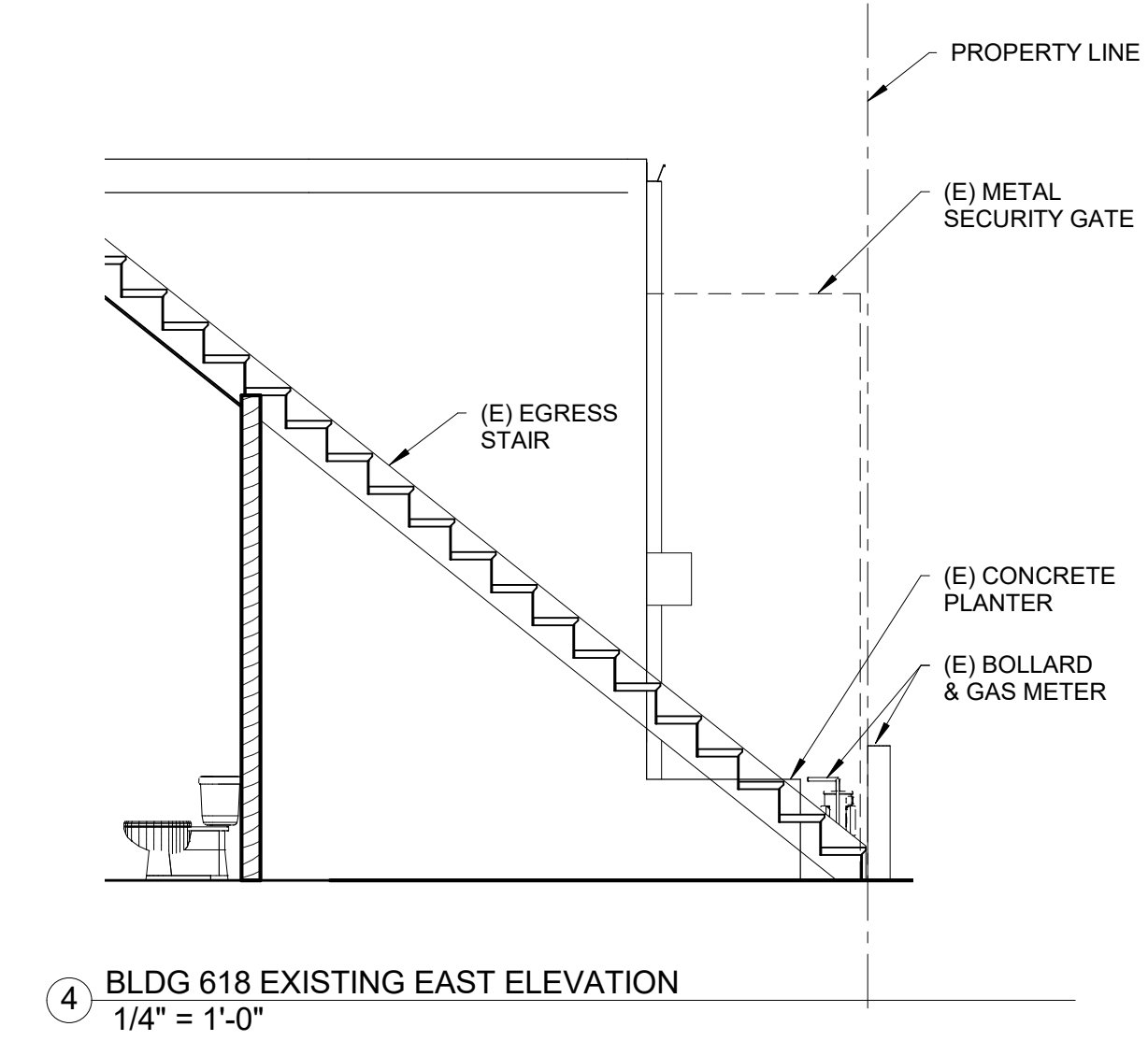
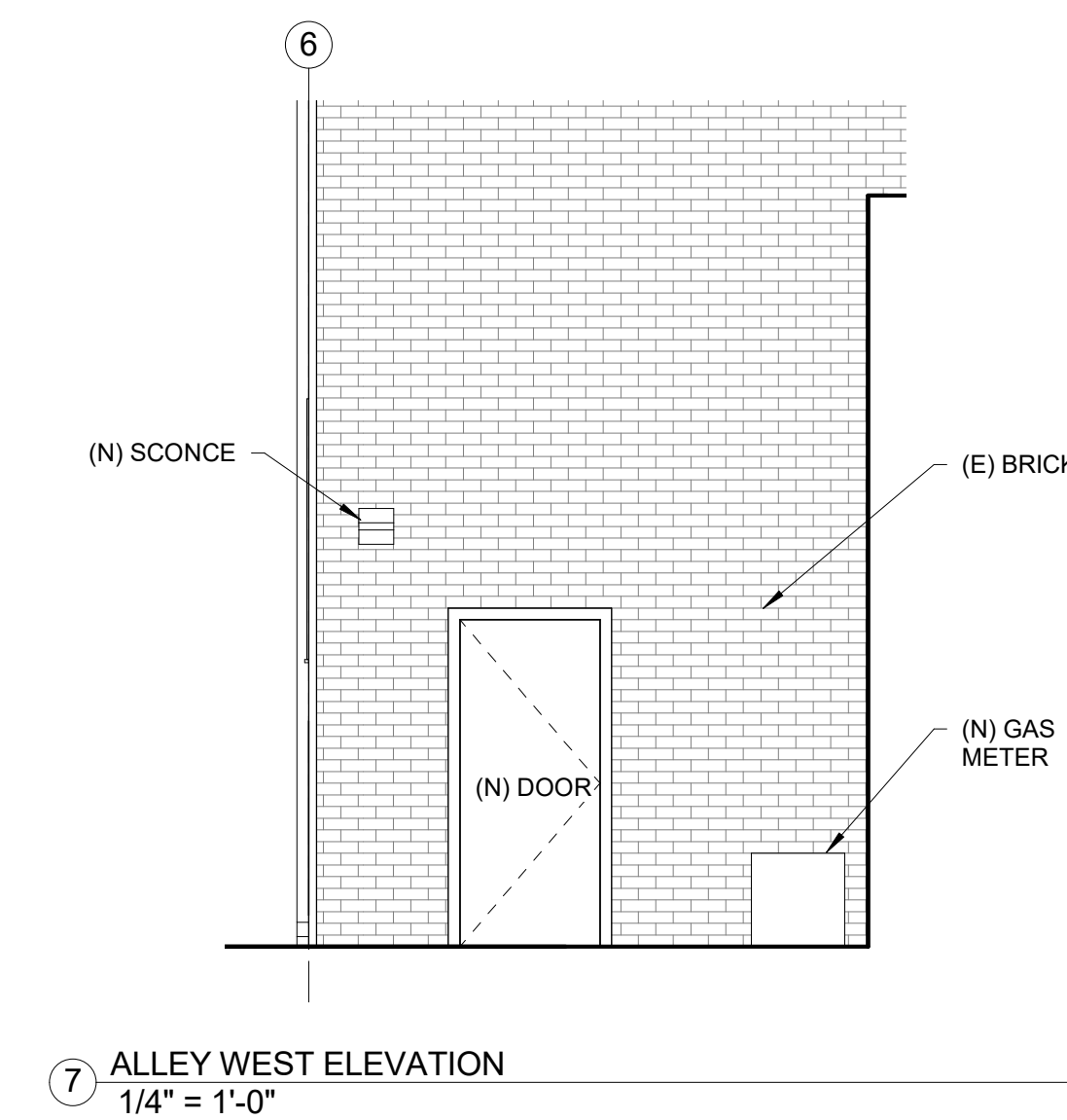
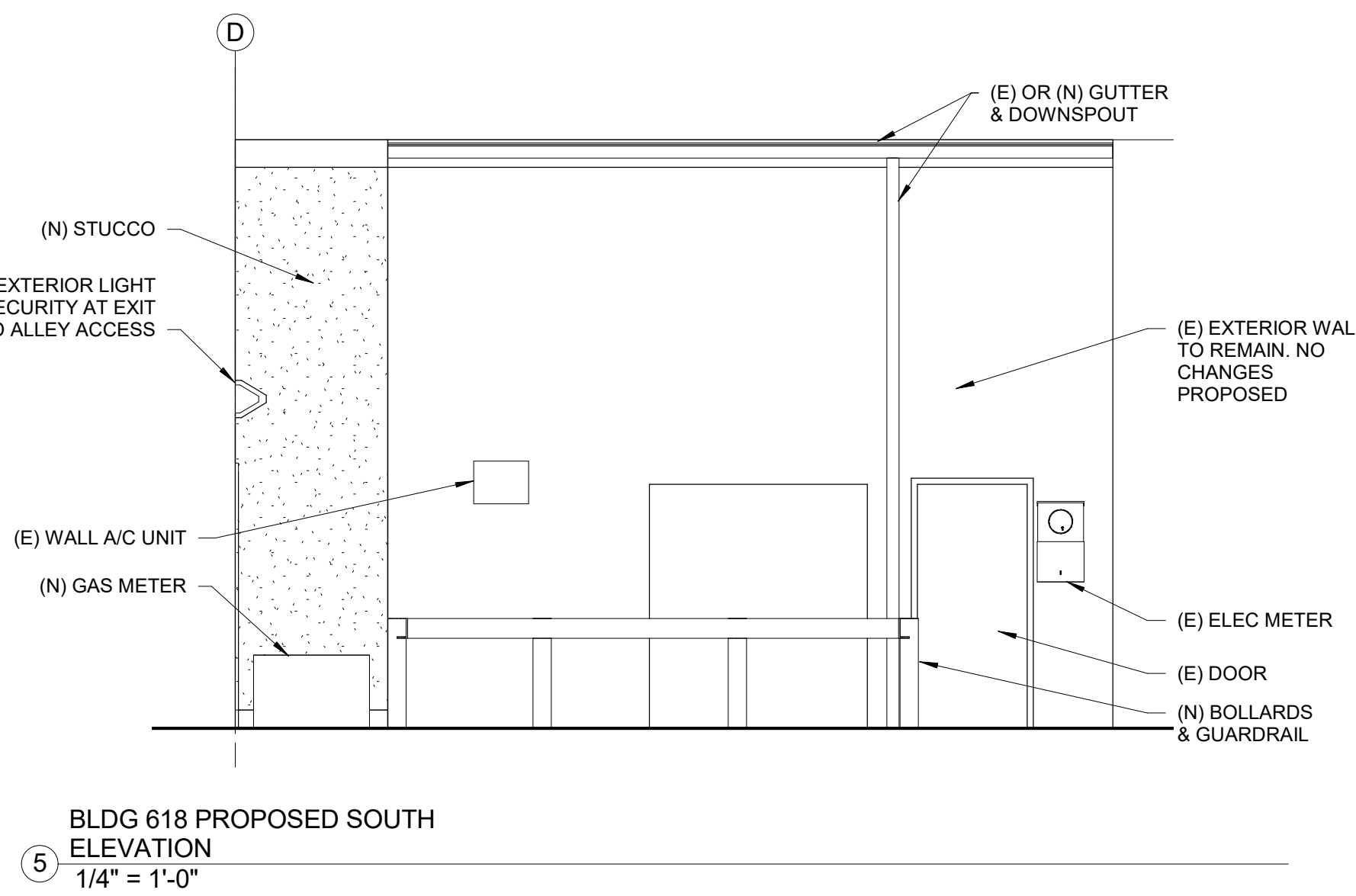
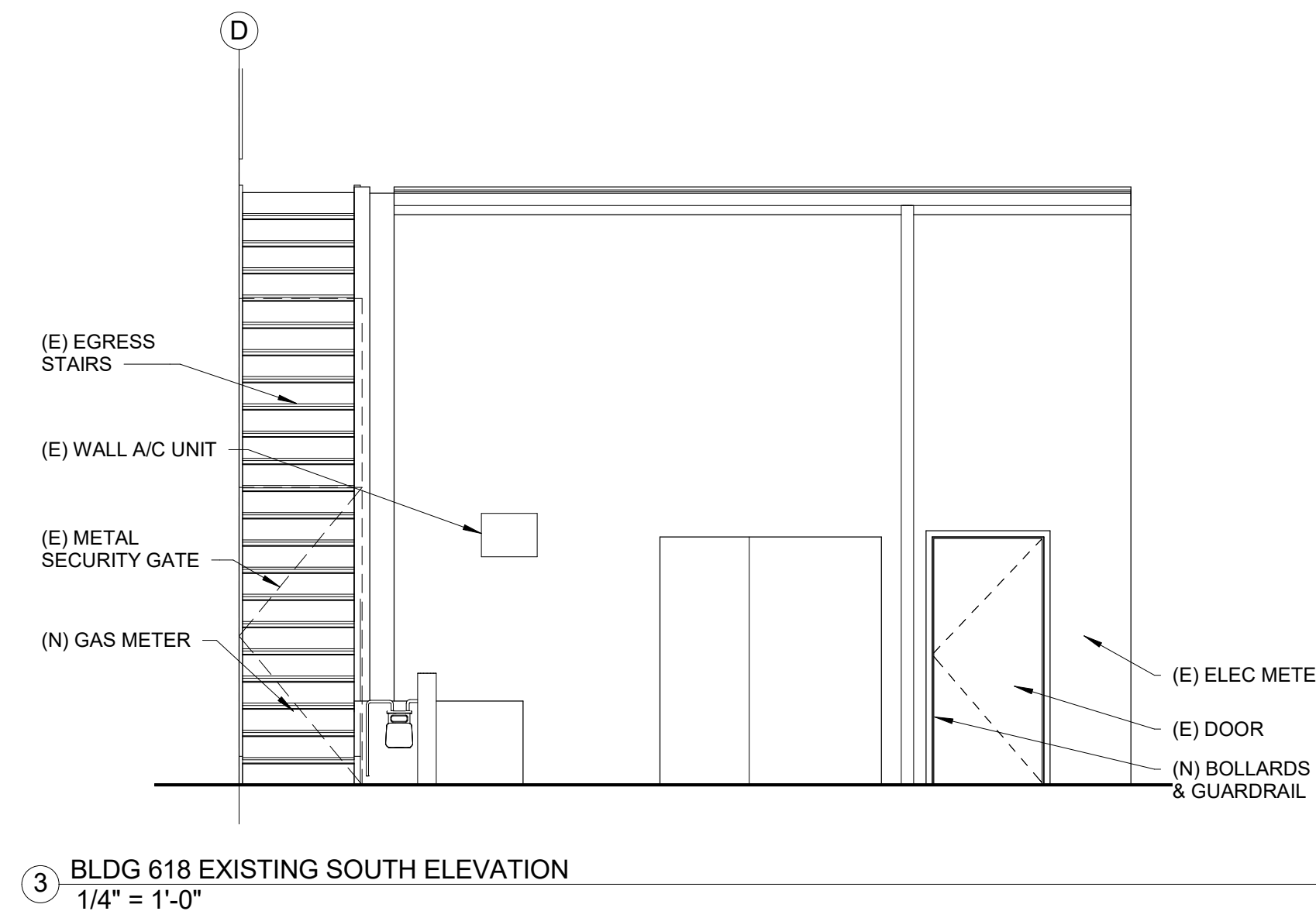
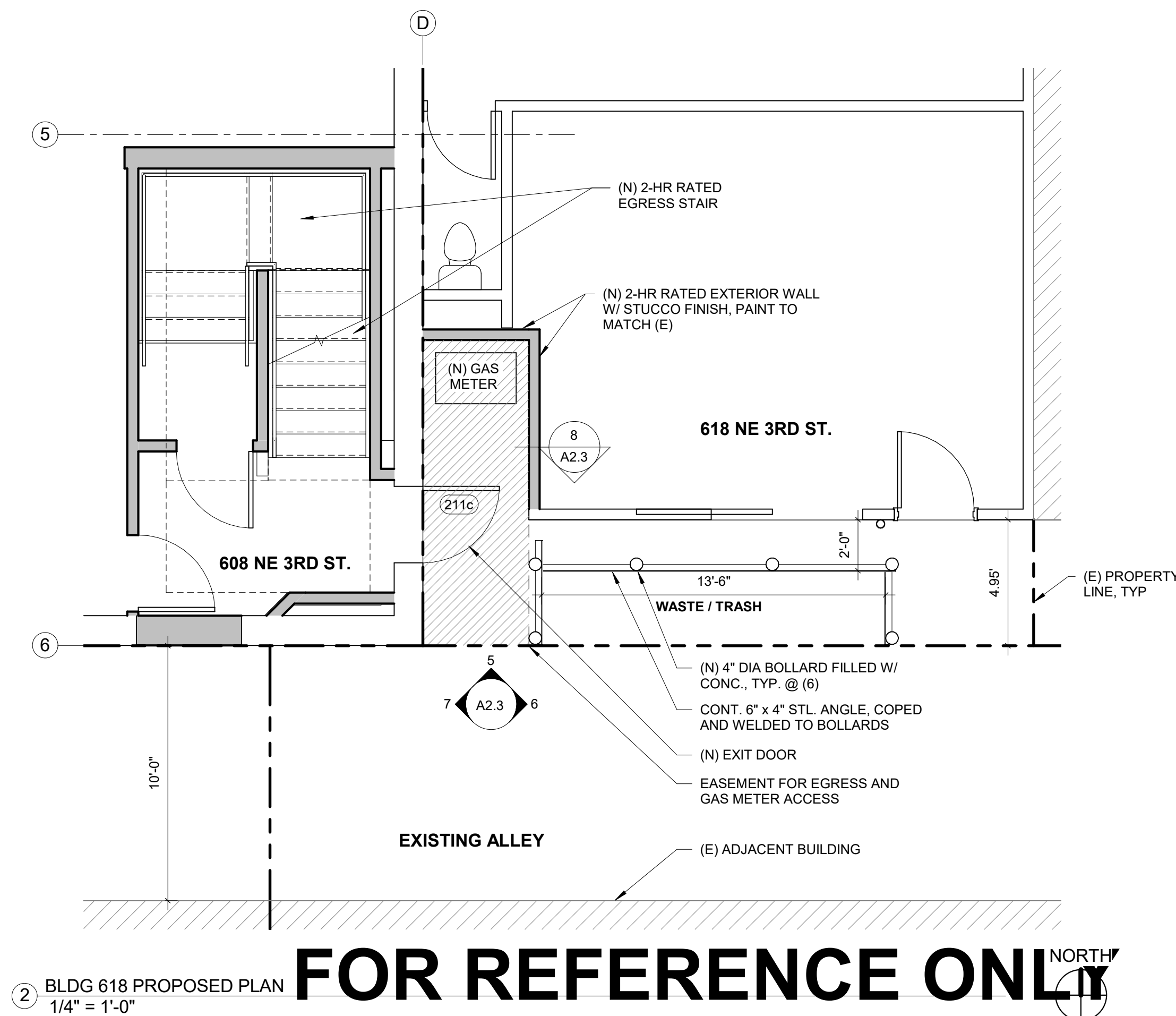
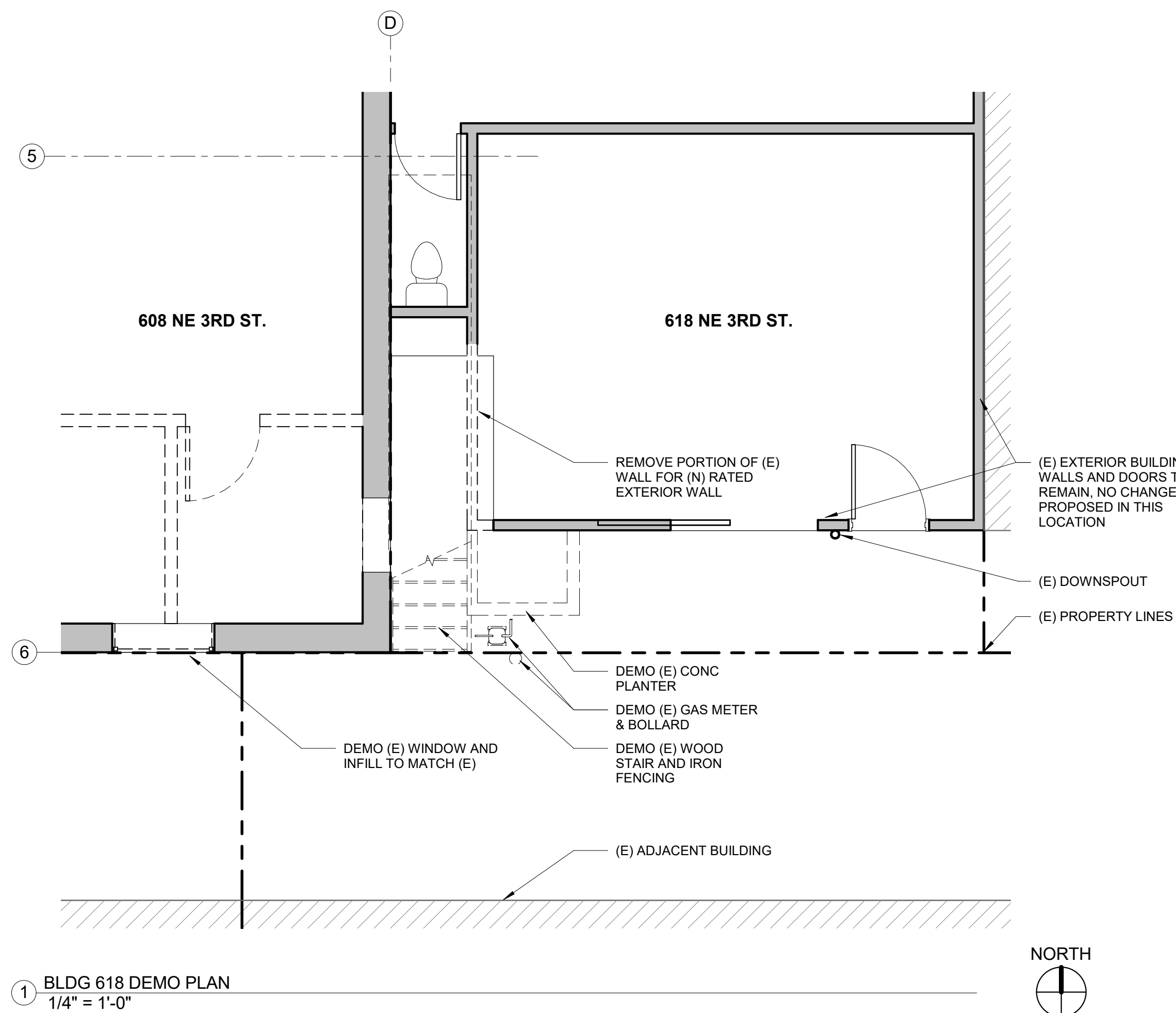
4/6/18

No.	Date

FLOOR PLANS - PROPOSED

**A2.2**





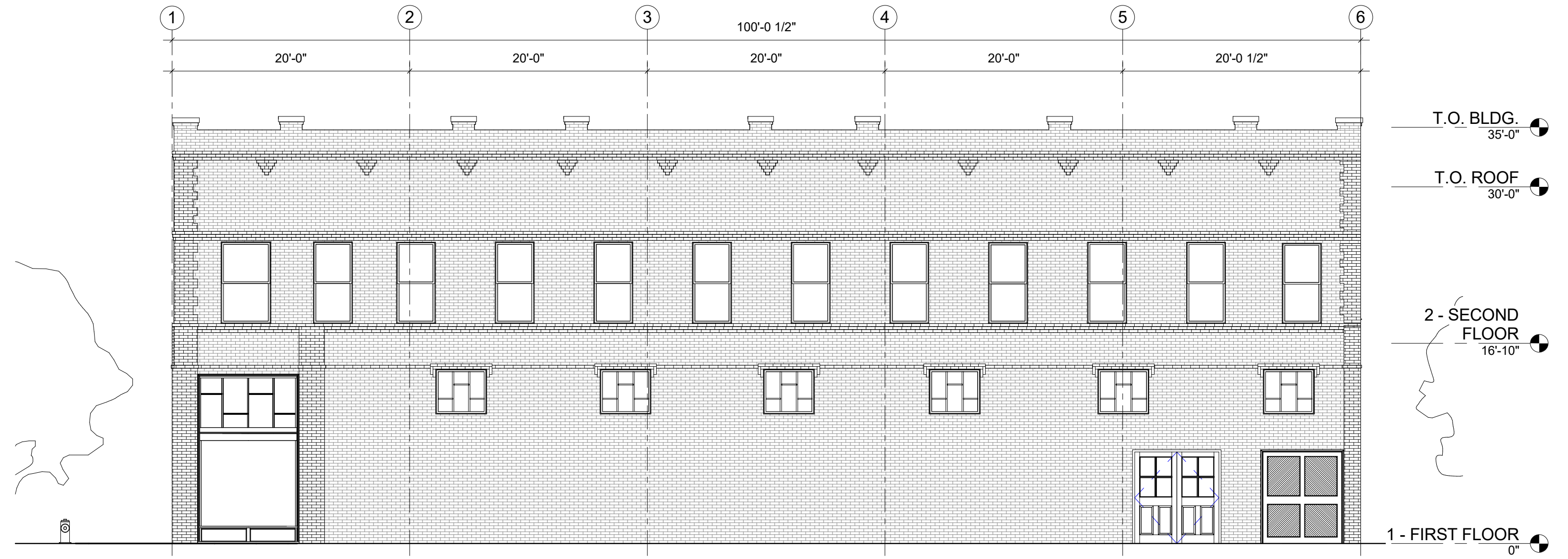
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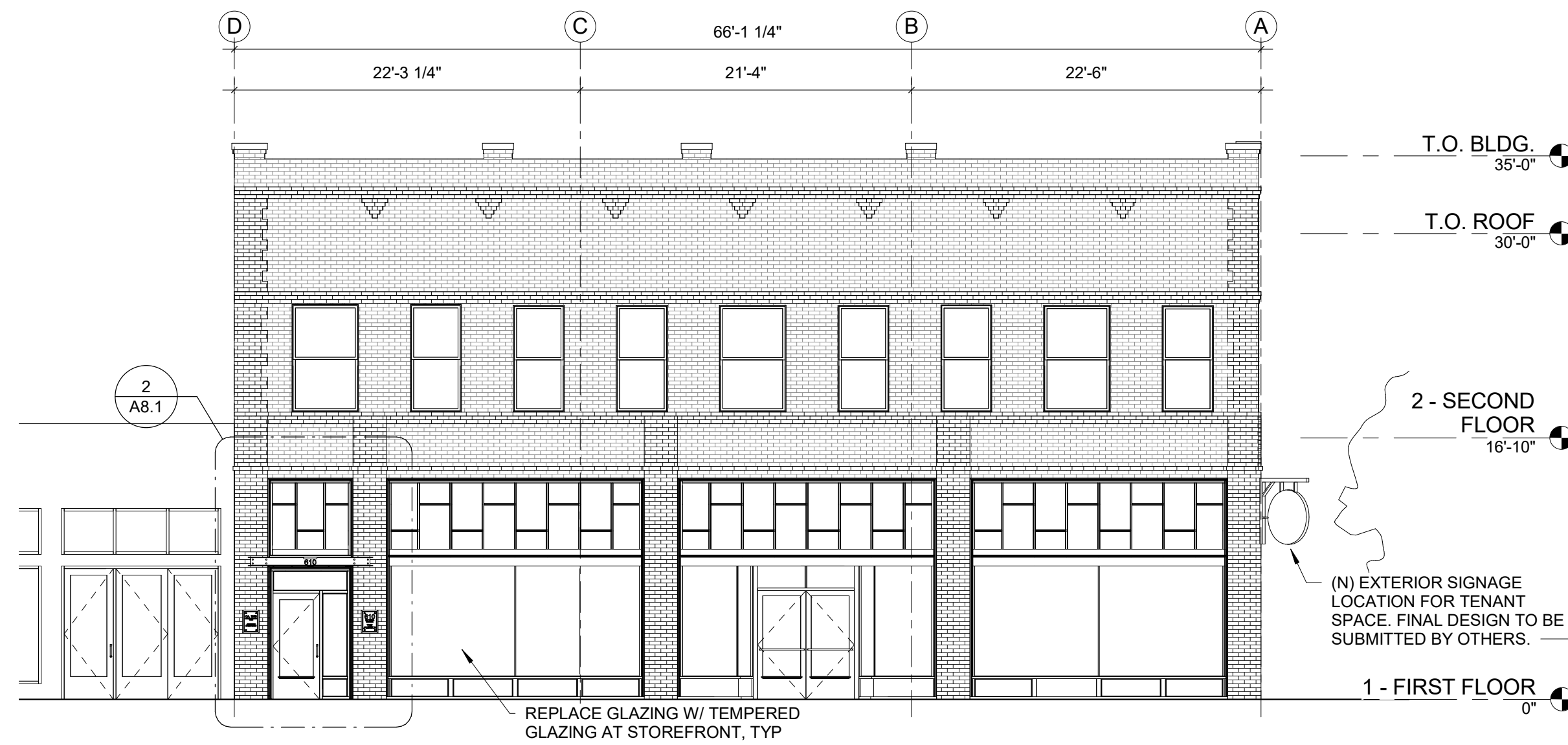
No.	Date



1 NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



2 WEST ELEVATION - EXISTING  
1/8" = 1'-0"



3 NORTH ELEVATION - PROPOSED  
1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED  
1/8" = 1'-0"

**EMA** Ernest R. Munch  
Architecture • Urban Planning, LLC  
111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204  
office: (503) 224-1282 | www.ermunch.com

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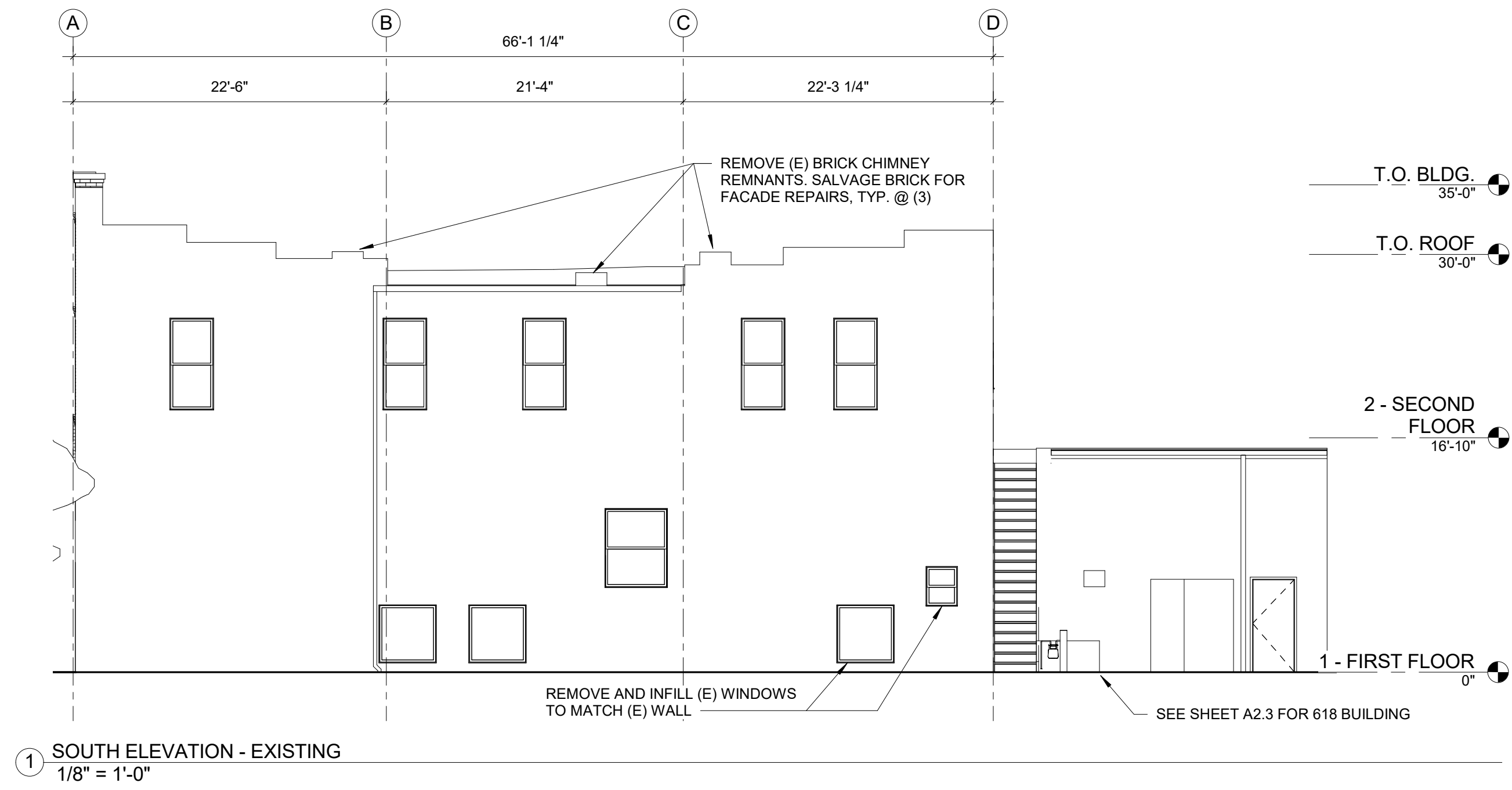
No.	Date

EXTERIOR ELEVATIONS

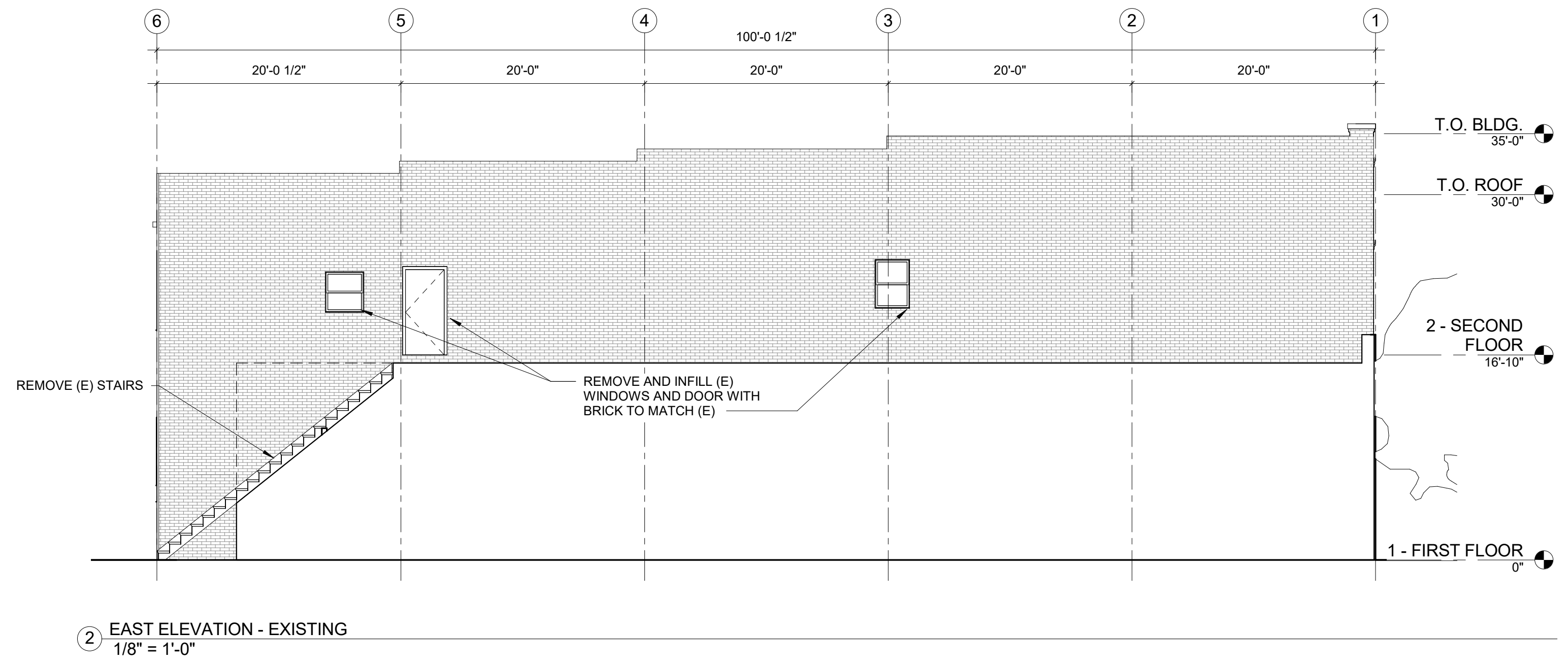
A4.2

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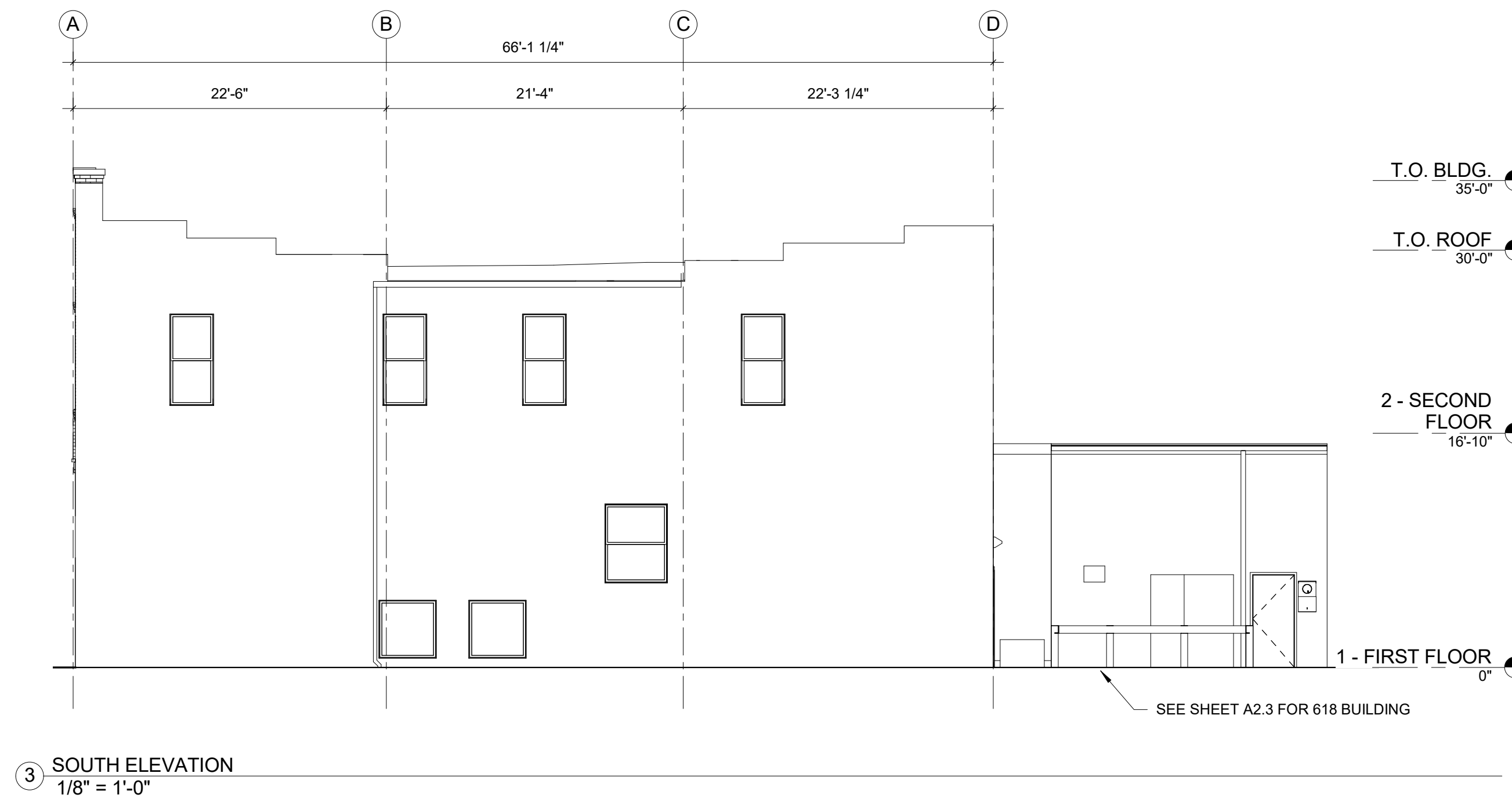
**NOT FOR CONSTRUCTION**



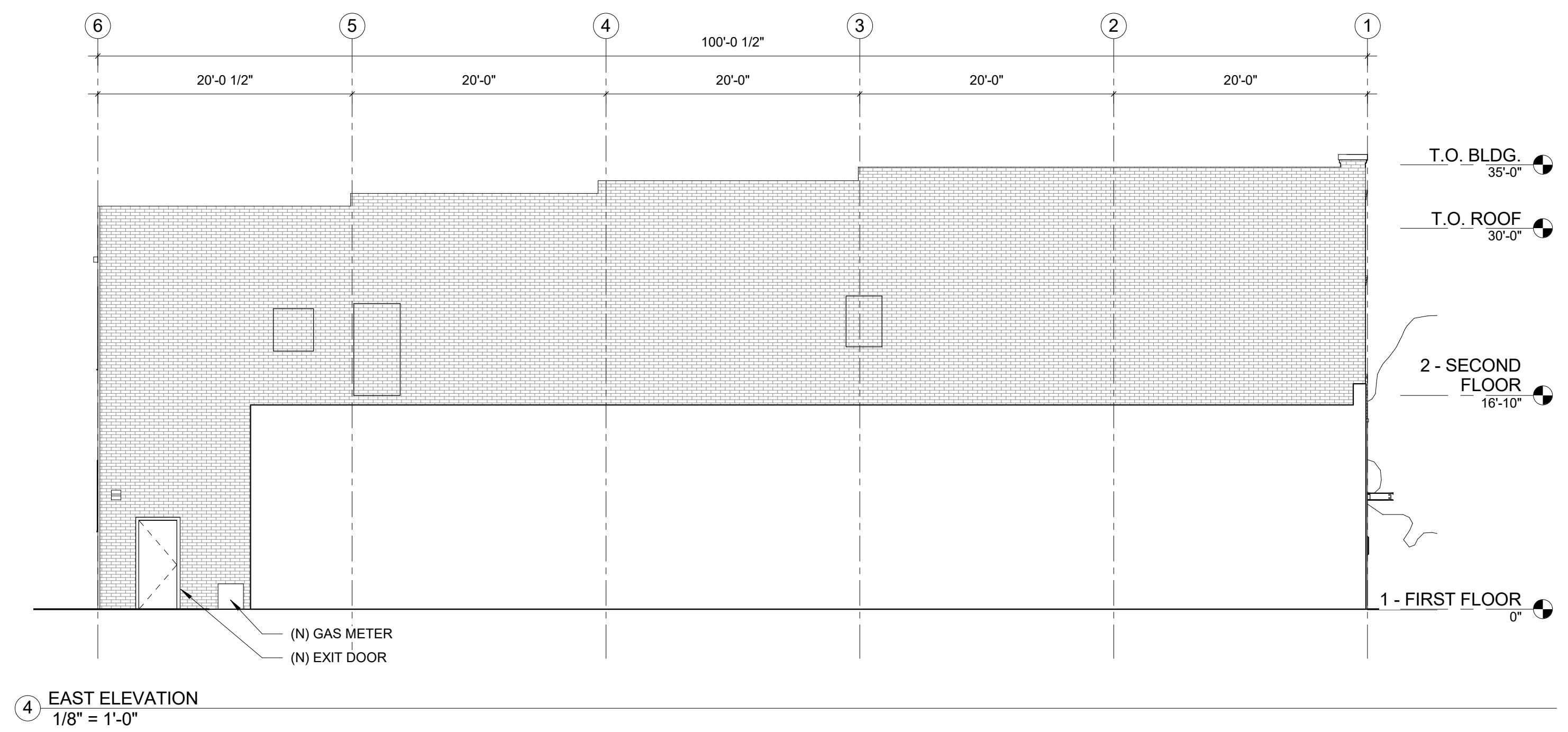
① SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



② EAST ELEVATION - EXISTING  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"

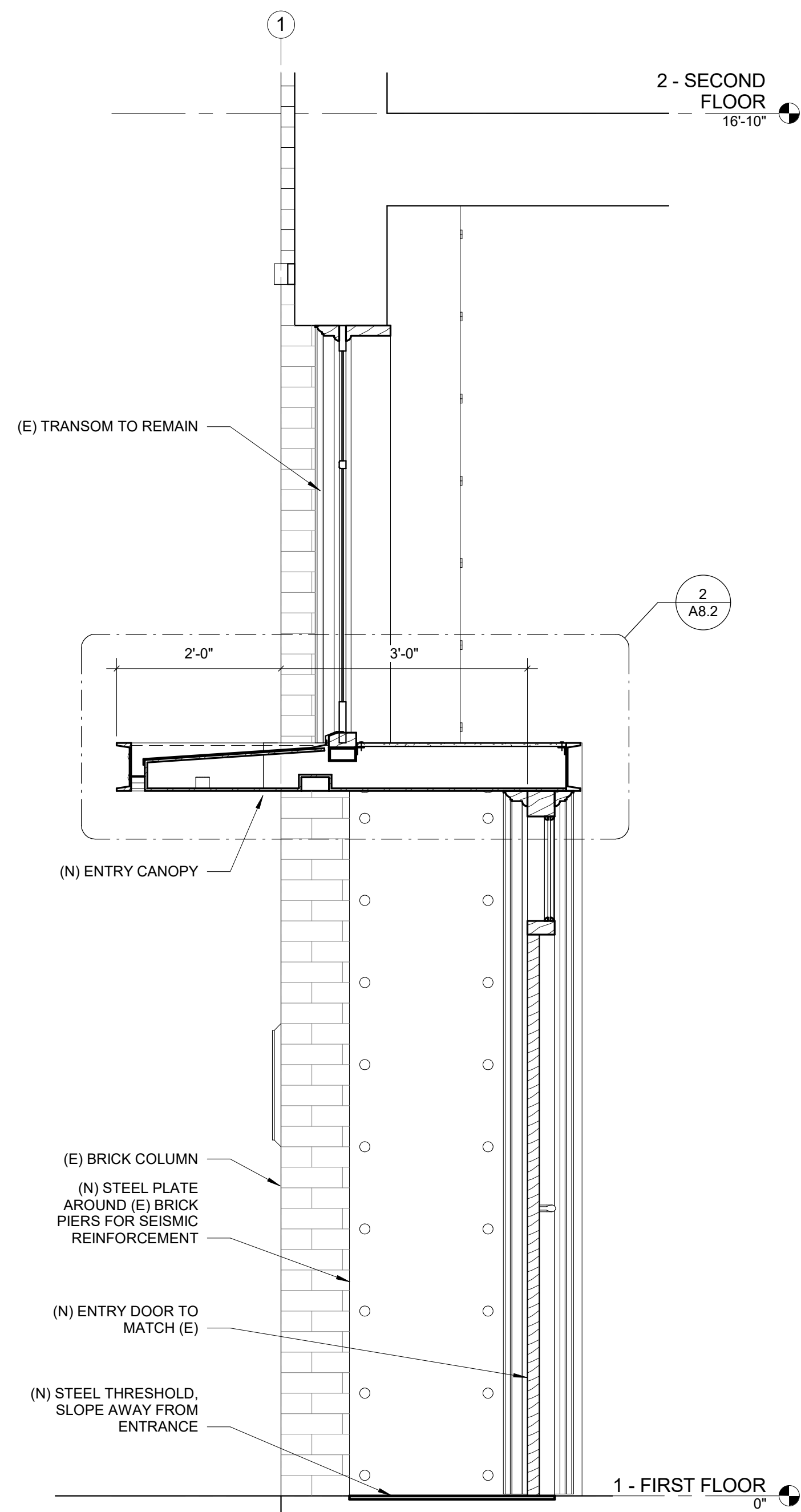


④ EAST ELEVATION  
1/8" = 1'-0"

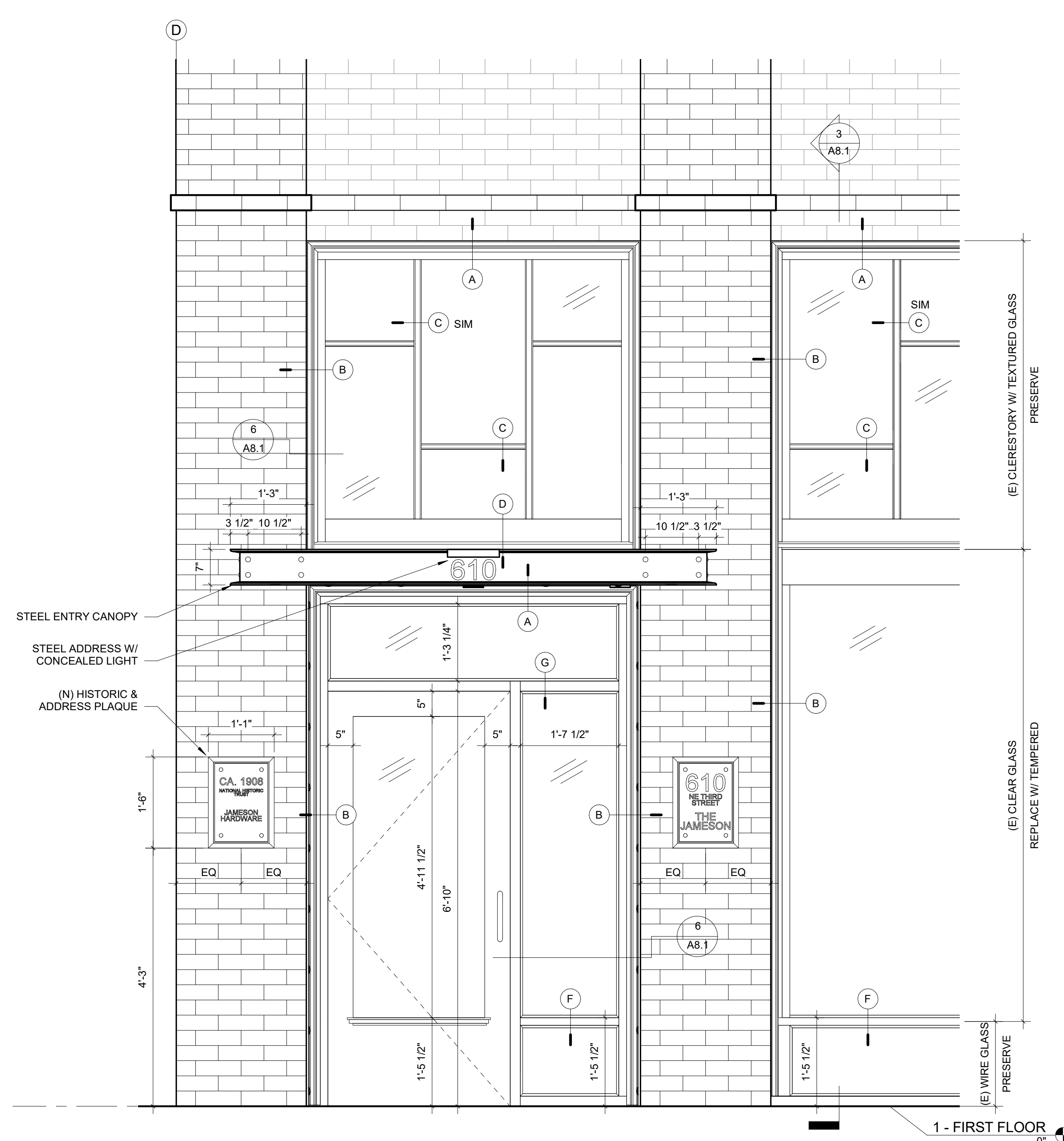
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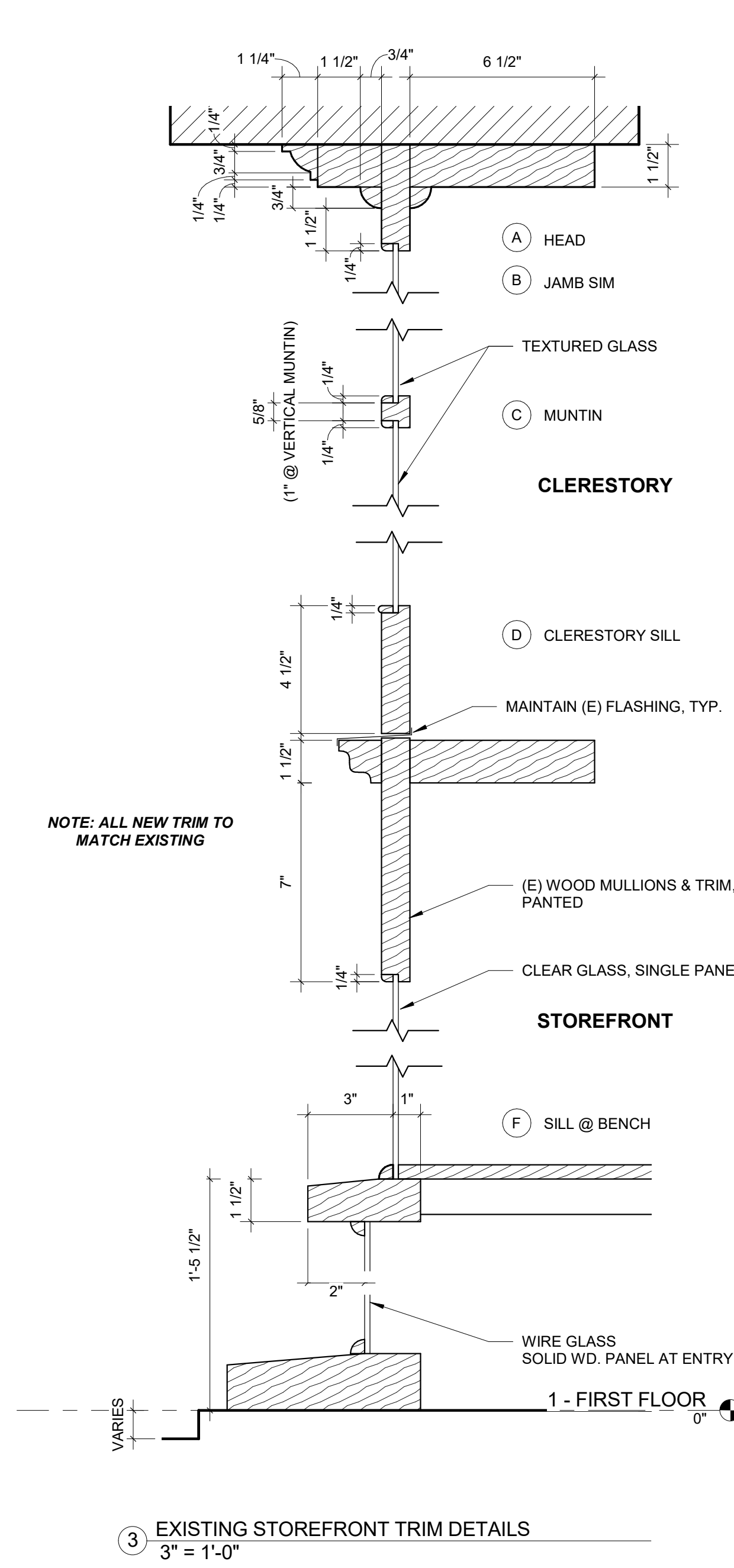
No.	Date



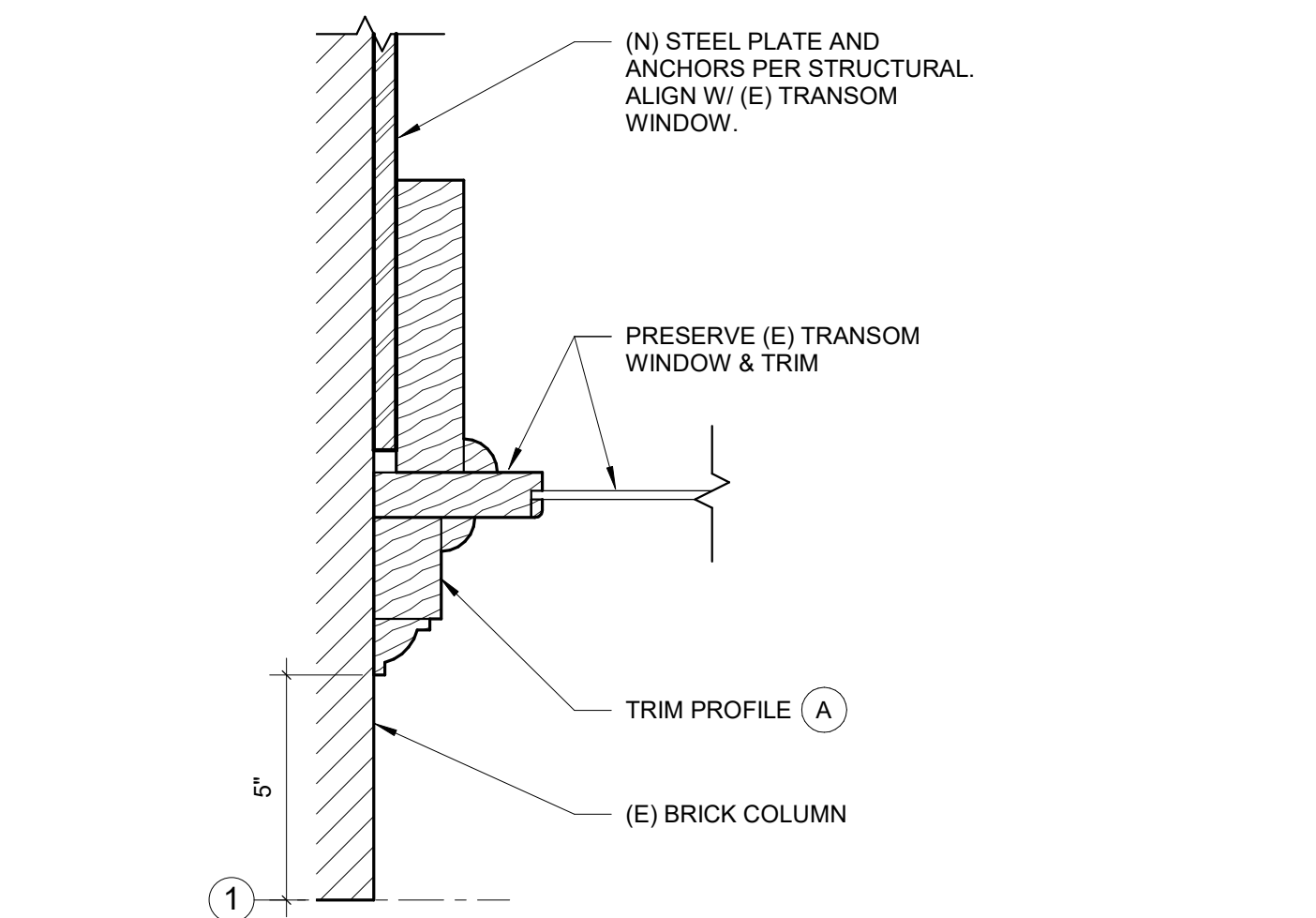
1 SECTION @ NEW ENTRY  
3/4" = 1'-0"



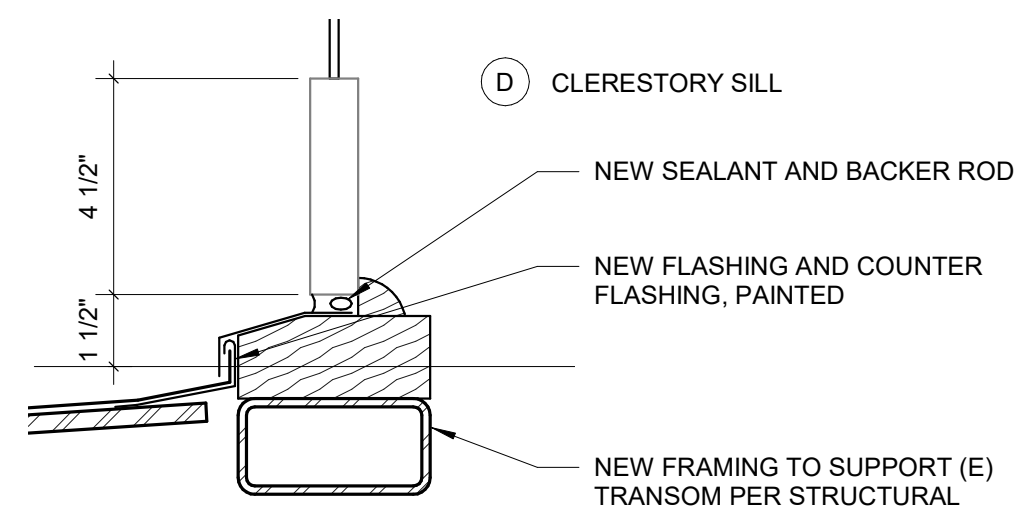
2 ENLARGED ENTRY ELEVATION  
3/4" = 1'-0"



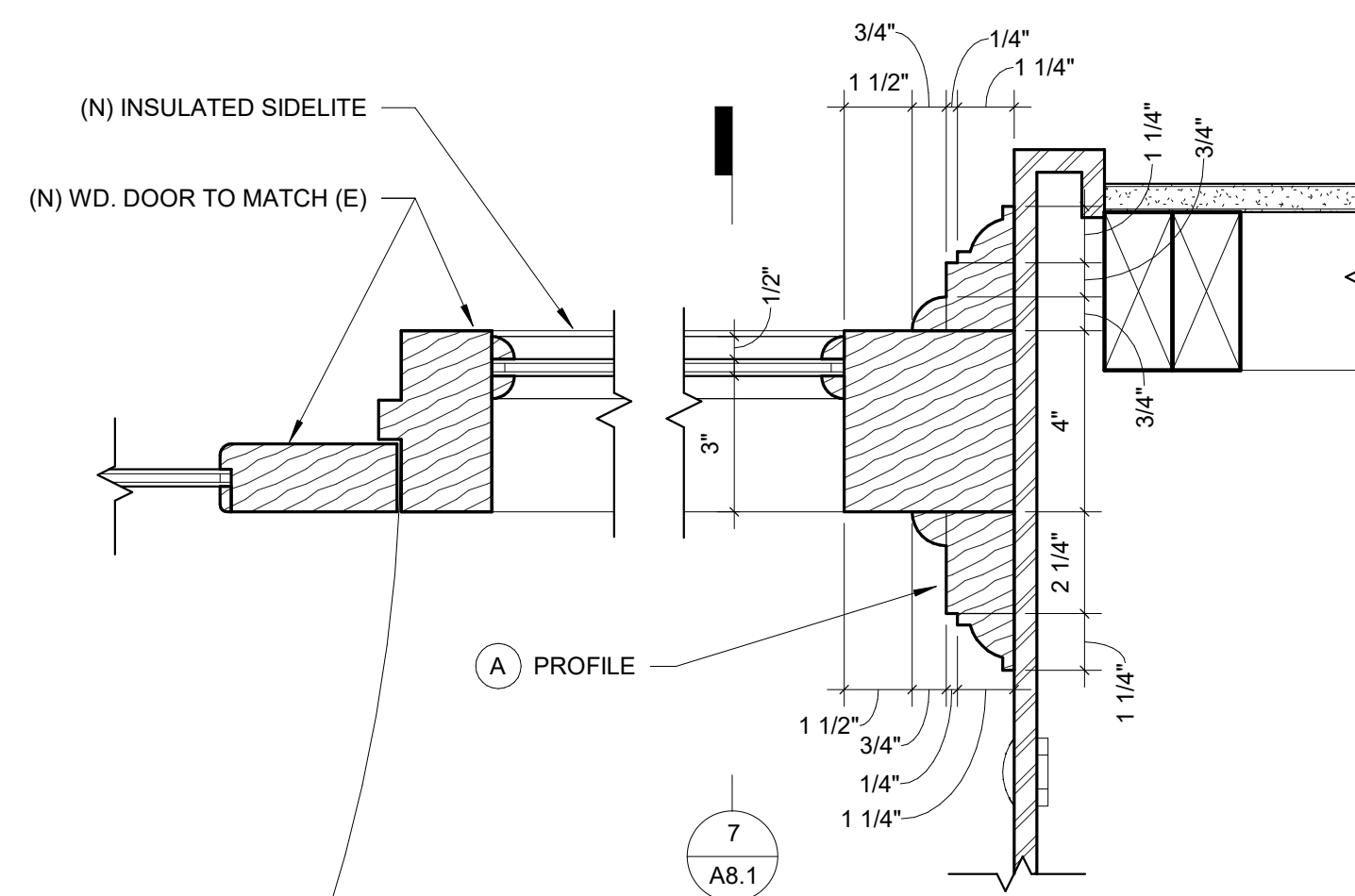
3 EXISTING STOREFRONT TRIM DETAILS  
3" = 1'-0"



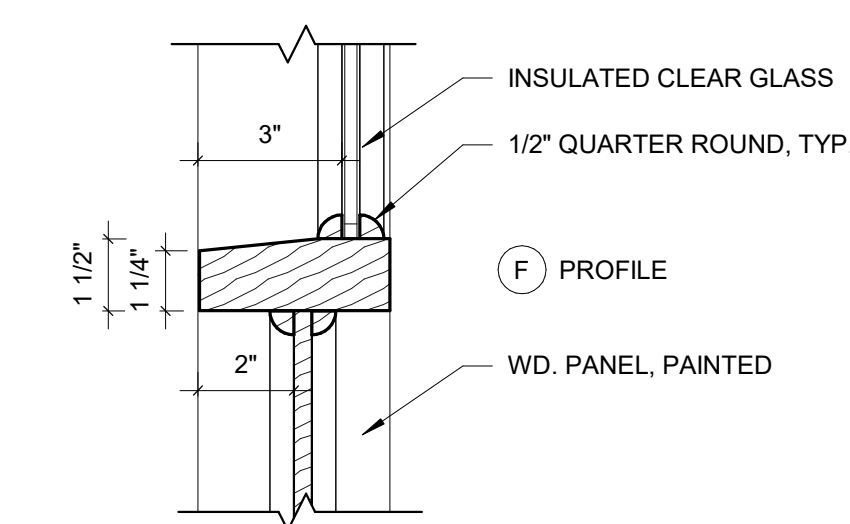
4 JAMB DETAIL B  
3" = 1'-0"



5 CLERESTORY WINDOW SILL @ CANOPY  
3" = 1'-0"



6 NEW DOOR JAMB  
3" = 1'-0"

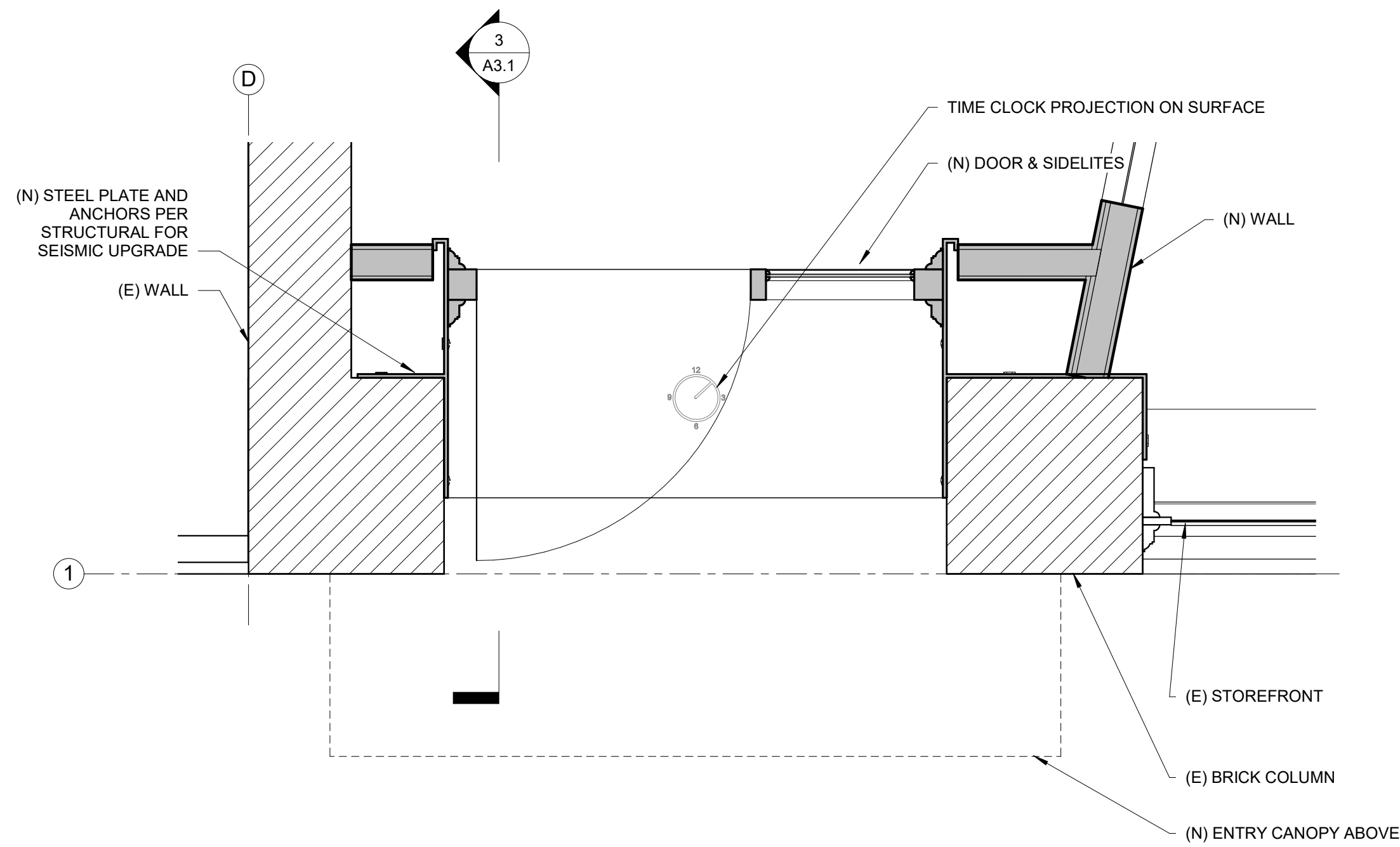


7 SIDE LITE DETAIL  
3" = 1'-0"

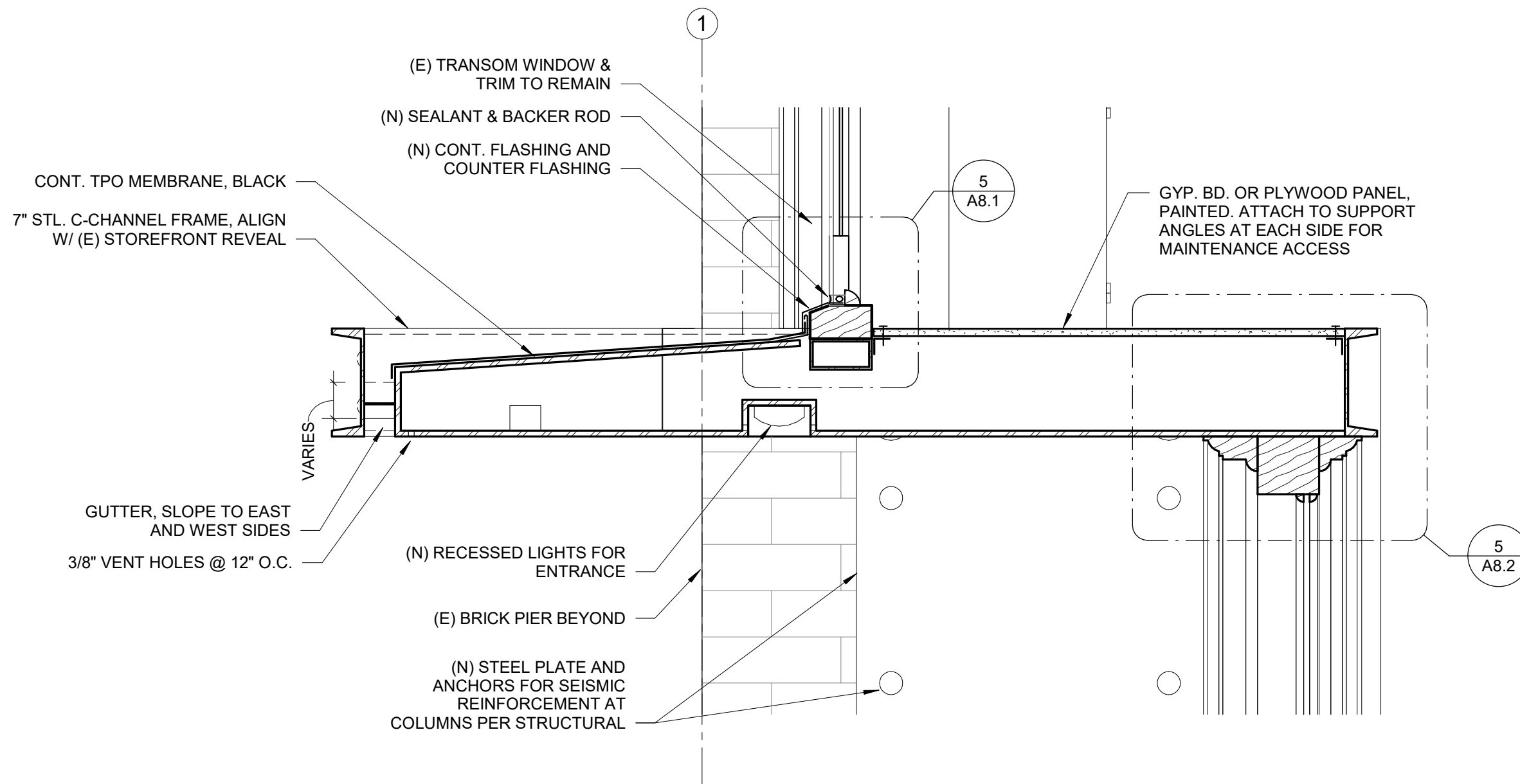
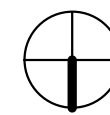
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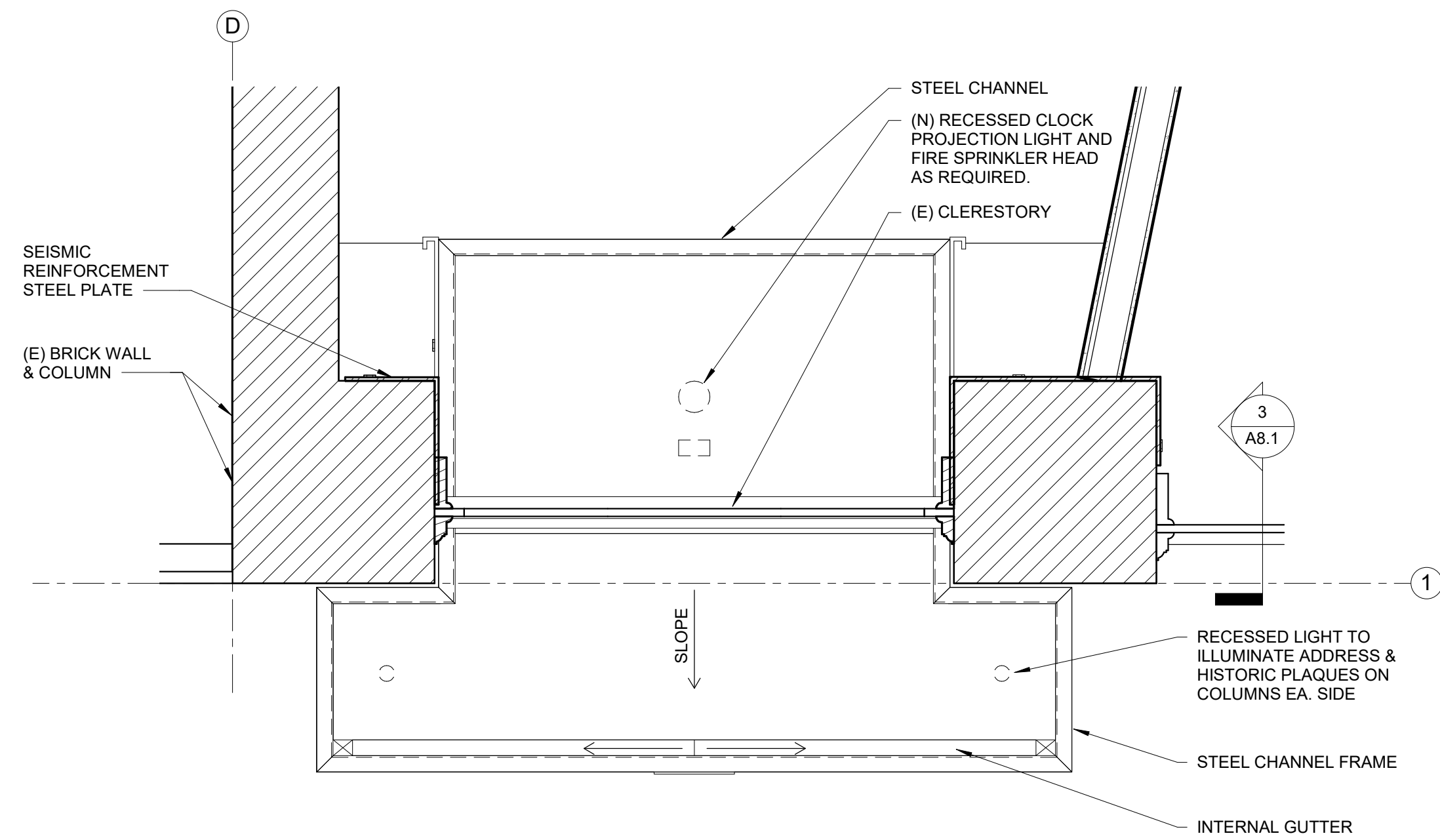
No.	Date



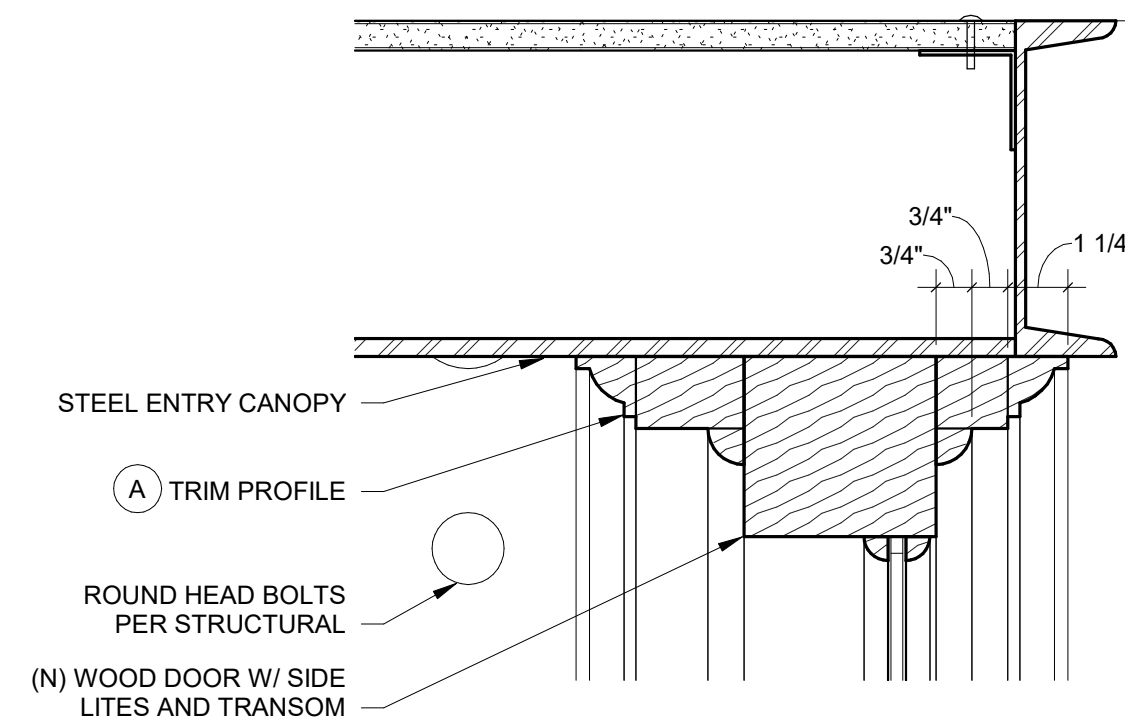
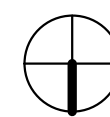
1 ENLARGED PLAN AT ENTRY CANOPY  
 3/4" = 1'-0"



2 CANOPY DETAIL  
 1 1/2" = 1'-0"



3 CANOPY PLAN  
 3/4" = 1'-0"



5 DOOR HEADER AND TRANSOM DETAIL  
 3" = 1'-0"

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 111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204  
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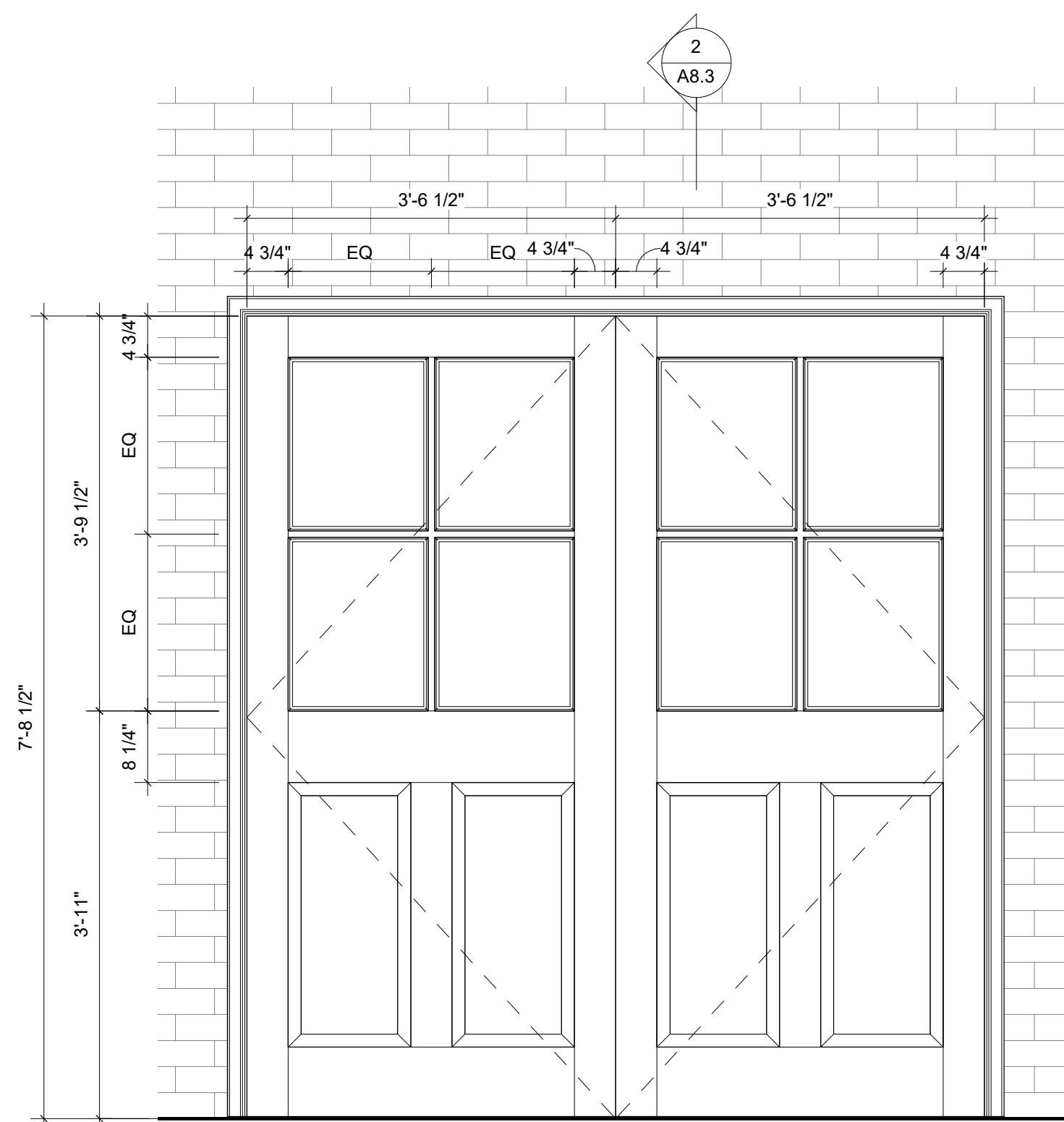
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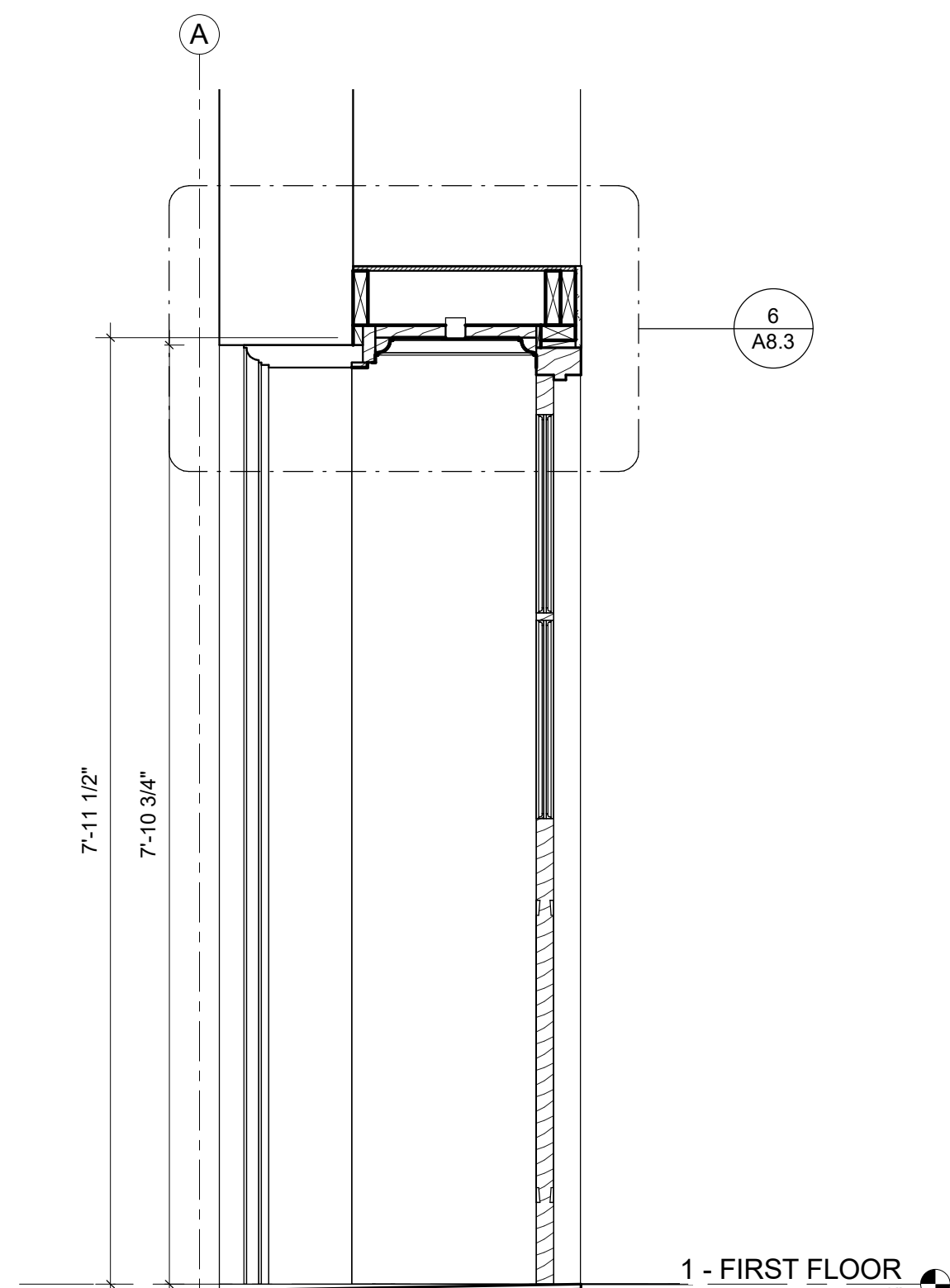
DETAILS

A8.2

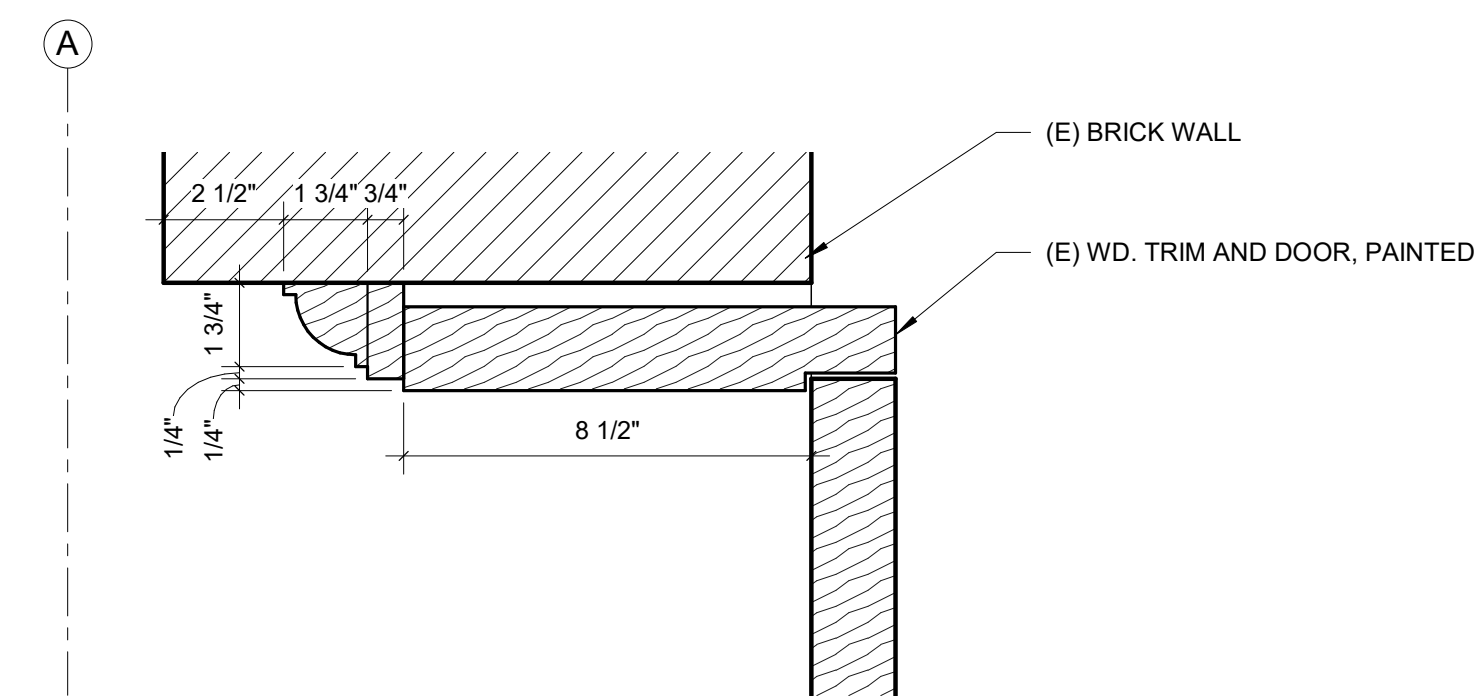


NOTE: REPLACE EXISTING DOUBLE DOOR WITH REPLICA

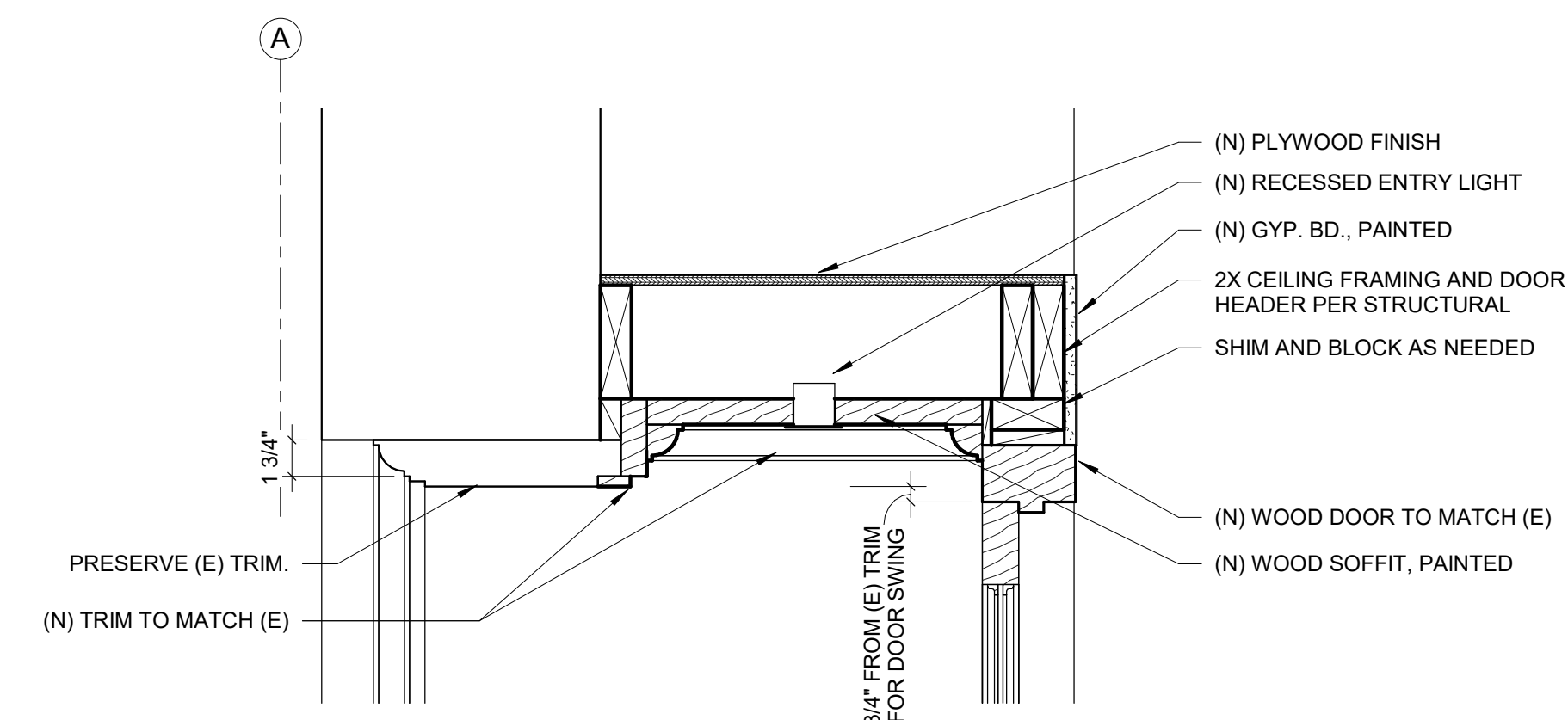
1 ENLARGED WEST DOOR  
3/4" = 1'-0"



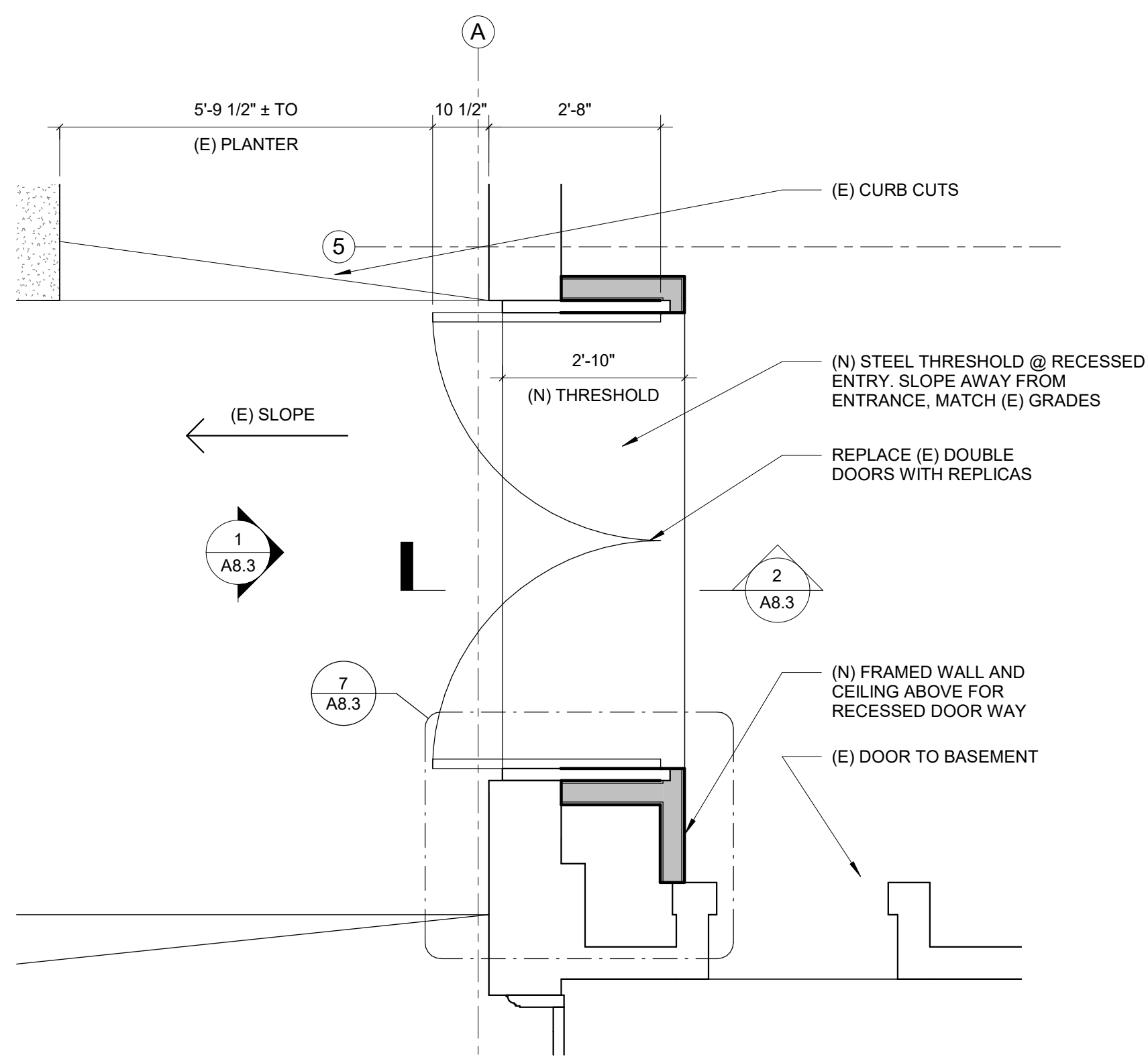
2 SECTION @ (N) RECESSED ENTRY  
3/4" = 1'-0"



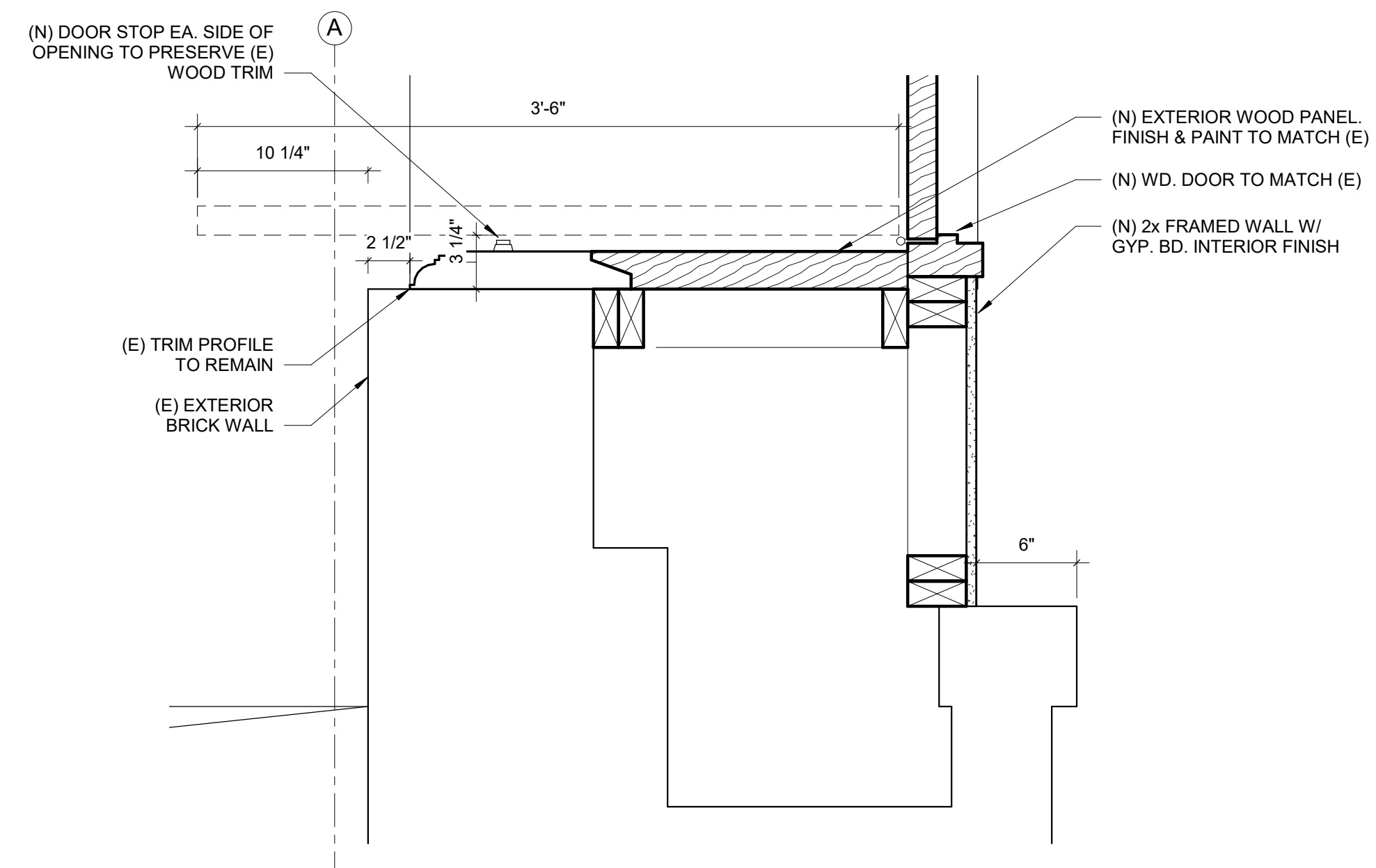
3 EXISTING WEST DOOR TRIM PROFILE  
3" = 1'-0"



6 CEILING @ WEST ENTRY  
1 1/2" = 1'-0"



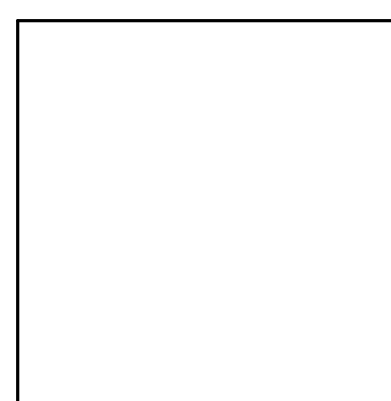
4 ENLARGED PLAN - WEST DOOR  
1/2" = 1'-0"



7 DTL @ WEST DOOR JAMB  
1 1/2" = 1'-0"

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111 S.W. Oak Street, Ste. 300 | Portland, Oregon 97204  
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DETAILS  
**A8.3**



UPPER IMAGE: NORTH ELEVATION ACROSS NE 3RD STREET  
 BOTTOM IMAGE: PROPOSED ENTRANCE TO SECOND LEVEL



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No.	Date

EXTERIOR  
 PERSPECTIVES

**A9.1**



UPPER LEFT IMAGE: PERSPECTIVE OF NORTH WEST CORNER

UPPER RIGHT IMAGE: PROPOSED RECESSED ENTRANCE

BOTTOM IMAGE: PROPOSED EGRESS STAIR DOOR TO ALLEY AND BOLLARDS FOR SHARED GARBAGE AND RECYCLING

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No.	Date

EXTERIOR  
 PERSPECTIVES

**A9.2**