

608 NE 3RD ST. EXTERIOR ALTERATION



Planning Department  
231 NE Fifth Street o McMinnville, OR 97128  
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[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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COMMUNITY DEVELOPMENT  
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File No. HL 3-18

Date Received 4-6-18

Fee \$0

Receipt No. N/A

Received by CD

## 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 608 NE Third Street, McMinnville, OR 97128

Assessor Map No. R4421 - BC - 10400 Total Site Area 5,997 SF

Subdivision Rowlands Addition Block 6 Lot 4

Comprehensive Plan Designation COMMERCIAL Zoning Designation C-3


1. What is the classification of the historic building? incorrectly classified as secondary 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. Dance studio, apartments
  
5. The intended use of the property. Restaurant, short-term rentals
  
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, 608 NE 3rd Street, McMinnville, OR 97128

Historic Landmark **Certificate of Approval** Application Narrative.

17 April 2018

### ***A. The proposed project in detail:***

The Taylor-Dale Building was built, in 1908, as a hardware store on the ground floor with four private apartments on the second floor. Two apartments were added later. At 110 years old, "this rectangular red and buff brick two-story building is probably the most intact building in the district." This year, it will undergo a full renovation intended to renew its economic vitality and architectural integrity. A restaurant, is planned for the main floor. Six vacation-rentals-by-owner (VRBO), plus one smaller owner occupied unit are planned for the second floor.

The primary goal of the project is to restore and preserve the building for the next 110 years.

The emphasis of the restoration and preservation of the exterior architectural features will be on the north and west, street facades.

The Taylor-Dale Building will undergo a full seismic upgrade; an upgrade to the vertical structural system; complete replacement of electrical, plumbing, and heating and ventilation systems; improvements to egress from all three levels; upgrades to the building envelope which will include masonry repair, new windows, insulation and improved weather protection; the addition of an automatic sprinkler system; and the installation of an elevator which will make all three levels accessible.

#### **Exterior work:**

Exterior modifications related to the work listed above, and accessibility and life-safety issues are explained in detail in the Downtown Design Standards and Guidelines Application. They are summarized below:

- 1. The entrance to the second floor residential units lacks accessible clearances at the door, and requires a seismic upgrade and automatic sprinkler head.** The entrance will be reconfigured to gain the required clearances. Exterior changes in this location will also accommodate the seismic upgrade; an added sprinkler and; allow better protection of the door and those using it.
- 2. The Ground Floor lacks a required second egress.** The second egress will be achieved by making the exterior double door in the west façade out-swinging, and by recessing them to minimize the swing of the doors over the public right-of-way.

3. **A Fire Department Connection, (FDC), must be added to the west façade to support the proposed automatic sprinkler system.**
4. **The Second Floor and Basement have inadequate egress:** Code compliant egress will be achieved via a newly constructed stairway and by opening a new egress door on the east elevation, at the southeast corner, which will allow the egress door to open without swinging over the public right-of-way. Construction of the stair will require the closure of three windows on the south façade. The existing non-compliant egress stair and security grating will be removed. Seven square feet of the one-story building at 618 NE 3rd Street will be reconfigured, to allow for the new regress route. (Changes to 618 NE 3th Street are the subject of separate applications.)
5. **There are 3 unprotected openings in the east wall which is common to 608 and 618 NE 3rd Street. No openings are allow by the building code.** Closing the one door and two windows with brick salvaged from the building, will resolve this code issue.

#### **Masonry Repair**

The exterior masonry will be cleaned with a mild cleanser and low pressure wash, then repaired and repointed. While most of the north and west facing portions of the building are in good condition, the upper 8-9 feet of those facades are in need of a deep repointing. Fifteen to twenty red bricks, mostly in the area above the second floor windows, have spalled and must be replaced with matching brick, reclaimed from the building. Mortar used in the repointing will be custom mixed to be visually and physically compatible with the existing brick and mortar when cleaned.

New cap flashing will be installed. The masonry tops of four narrow horizontal ledges on the north and west façades will be repaired and sealed or protective flashings may be added. This will aid in keeping outside moisture from penetrating the masonry walls.

One chimney on the west façade has been shortened and will be rebuilt to its original height using red bricks salvaged from the tops of other chimneys that are now, and will be, hidden by cap flashings. There is also a large crack in the upper southwest corner of the west façade. It will be investigated, repaired and perhaps structurally reinforced using brick salvaged from other parts of the building.

There are two to three areas, on the north façade, where the buff colored brick has cracked, perhaps from rusting steel headers above the storefronts. This

brick will be removed and salvaged. The steel headers will be cleaned and galvanized and the cracked bricks will be replaced. If additional buff colored bricks are needed for this and other repairs, they will be salvaged from the second story entrance area, (as discussed in a separate application).

The eastern face of the building, although partially obscured by the building at 618 NE 3rd Street is in need of extensive repair. The top three feet of the wall has deteriorated almost to the point where the brick will need to be removed and re-laid. The area may be saved by a deep cleaning and repointing of the mortar joints. Remnants of a deck and its cover need to be removed from the east wall. About 70 bricks have spalled or are missing and will need to be replaced. The plan is to salvage brick from the opening of the new egress door on that same, east façade. (This is discussed further in another Historic Review application.) To the extent possible through the restoration of the brick, the faded remains of the sign, "Jamison Hardware Sporting Goods", will be preserved.

The southern façade was previously repointed and covered with a white stucco. Three chimney stubs will be removed in order to provide bricks for the restoration of the other facades and provide better drainage from the roof.

Changes in insulation, vapor barriers, and mechanical controls will be carefully studied by a consultant and installed to insure the long term fitness of the brick facades with the upcoming occupancy changes.

#### Doors

Ground floor exterior doors will be replicated, including:

1. The vertical lift door to the basement ramp will be replicated, and its function restored.
2. The adjacent double doors exiting onto Ford Street will be replicated. (Changing the swing on the doors and the selection of more appropriate hardware are discussed in a separate application.)
3. The 3rd Street double doors leading to the main level will be replicated and recessed.
4. All doors and adjacent windows will be fitted with tempered glass as per the current building code.

## Windows

1. If matching wire glass can be found, it will be used to replace the broken panes in the bulkhead below the storefront.
2. Second floor windows in the north and west facades cannot be repaired. They will be replaced in kind with replicas of the existing windows using the same material. The glazing will be tempered and insulated. Because of the insulated glass, the use of glazing compound will be replaced with wood stops. For reasons of child safety, and building envelope integrity, new sashes will be held closed except for one lower sash per sleeping area, which will satisfy current egress code. These 6 lower sashes will be heavier than the original. In lieu of added window weights, vintage Pullman Balance system may be used. This change will not be visible from the exterior. The replacement windows and doors will be crafted in Monitor, Oregon, with machinery which is contemporaneous with the building.
3. The storefront's 8' x 7' sheets of glass will be replaced with 1/4" tempered glass within the original mullion system which will be gently cleaned.

### **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. The main thrust of this project is to restore and preserve what is, "probably the most intact building in the district, for the next," 110 years.

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



- 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 exterior brick walls, will be cleaned, repaired, repointed, and the original storefront and windows on the second floor will be replicated according to the Department of Interior's guidelines for Historic Preservation. Where the original materials or elements are missing or replaced, or where the building code requirements require alterations, the elements will be in keeping with the original materials and character of the building.

- 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:** As described in detail above, the brick masonry, and storefront windows, will be stabilized, consolidated, and conserved.

Doors on the ground floor which appear to be original, and the second floor windows on the west and north elevations will be replicated. They will be physically and visually compatible, identifiable upon close inspection. The original doors and windows will be properly documented for future research.

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

**Finding:** To the extent possible through the restoration of the brick, the faded remains of the sign, "Jamison Hardware Co. Sporting Goods", will be preserved.

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

**Finding:** As described in detail above, the brick and storefront will be stabilized and restored, to as close to its original condition as possible.

- 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 second floor windows and first floor doors have deteriorated to the extent that they will need to be replaced. As explained in detail above, they will be replicated and installed with minimal modifications, which will resolve issues with the current building code.

- 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:** 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:** The brick masonry is the most distinguishing feature of the building. As described above in detail, great care will be taken to restore the north and west street facades to their original condition. The building will be cleaned with a mild agent and washed with low pressure water. Spalled bricks will be replaced, and cracks repaired. The masonry will be repointed and relayed if necessary with custom mixed mortar which is visually and physically compatible with the original. The tops of protruding ledges will be repaired and sealed to direct water away from the masonry walls. Cap flashing and roofing will be replaced. Like materials will be used to close existing openings and holes on the north and east facades, where required to meet code.

The north and west storefronts will be restored in their original configuration. The large, 8' x 7', panes of plate glass will be replaced with tempered glass. Broken panes in the clerestory and bulkhead will be replaced if matching glass can be found. The original metal and wooden sashes will be cleaned, repaired and repainted.

The applicant has consulted with the local building official concerning life-safety and other building code issues. The issues of egress, automated fire protection, accessibility,

and other code violations have, for the most part, been resolved within the interior.

The exceptions are:

1. Accessibility clearances, seismic upgrade, a door opening over a public right-of-way and automatic fire protection at the northeast main entry to the second floor,
2. Egress at the southeast corner from the second story and basement,
3. Openings in a rated firewall on the east property line;
4. Openings in the south elevation which must be closed to accommodate the new egress stair;
5. A required second egress from the ground floor achieved by changing the swing of double doors on the west elevation and recessing the double doors to partially avoid swinging them over the sidewalk.

### **The Canopy**

1. The proposed canopy will be of the same scale, color and height as a trim that intervenes between the storefront and the clerestory.
2. It is of modest scale and will not dominate the primary historic elements that define the building or detract from its historic significance.
3. The material used allows it to be spaced 1/2" from the flanking brick columns so as to not disturb or destroy the historic finishes.
4. The detailing of the canopy will reflect that of the historic period but will be distinguishable from the historic forms and materials.
5. The canopy will relate to the form and scale of the existing historic features.
6. The canopy will reflect the building's historic rectangular geometry.
7. The canopy is located and performs its function where needed, at the main entrance to the second floor accommodations. The main entrance is required to be on a main street frontage and could not be located off the alley.
8. It is added to the building to allow a new use: public accommodations.
9. The design will allow the entrance to comply with accessibility and life-safety code requirements.
10. The design will allow for the removal of the clutter currently defacing the entrance.
11. The design of the entry will provide material, (buff colored brick), needed to restore the high historic value street facades.

See also the Detailed Description above and the companion narrative for the Downtown Design Standards and Guidelines Application.

### **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 uses for the project are much like the original: The first floor changes from hardware store to restaurant, and the second floor changes from 6

apartments to 6-7 vacation rentals by owner. To be of economic value to the owner, egress must be improved from all three levels, and the street entrance to the second floor must be improved.

The seismic, egress and mechanical systems upgrades and the installation of an automatic sprinkler system are well timed, with the building being empty on all three levels. The investment and added activity should be of value to the historic district as a whole.

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

**Finding:** The building should be classified as a Primary Significant Contributing resource in the inventory, where it is mentioned as, "probably the most intact building in the district." The exterior program is focused on the restoration and preservation of the masonry, windows and storefront in its original form.

The addition of a canopy in the northeast corner offers an opportunity to better the entrance to the second floor public accommodation. It is here that the original entrance has been lost, and egress, accessibility, and structural upgrades converge,

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

**Finding:** As explained above in detail, building exterior is in good condition below the window heads of the second story. The basement is solid, and the brick was repointed within the last 20 years. Doors on the western exposure are weathered and in need of replacement. The entrance to the second story is not original and highly weathered. The doors of the first floor main entrance are worn out. However, the most challenging work on the lower part of the building will be the repair of rusting steel headers over the storefront windows.

The area above the second story windows, in general requires a deeper repair and repointing. Alterations to the southeast corner which opens to the back alley are needed to resolve building code issues. The northeast entrance to the second floor requires a new period door, accessibility improvements, and better protection from the weather.



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



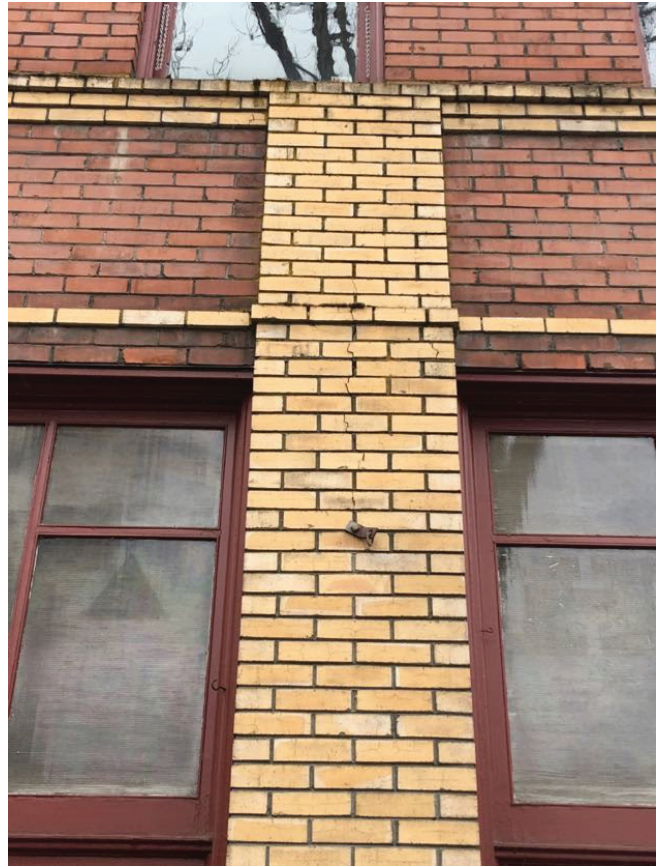


DETERIORATED MORTAR JOINTS AND ORGANIC GROWTH



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



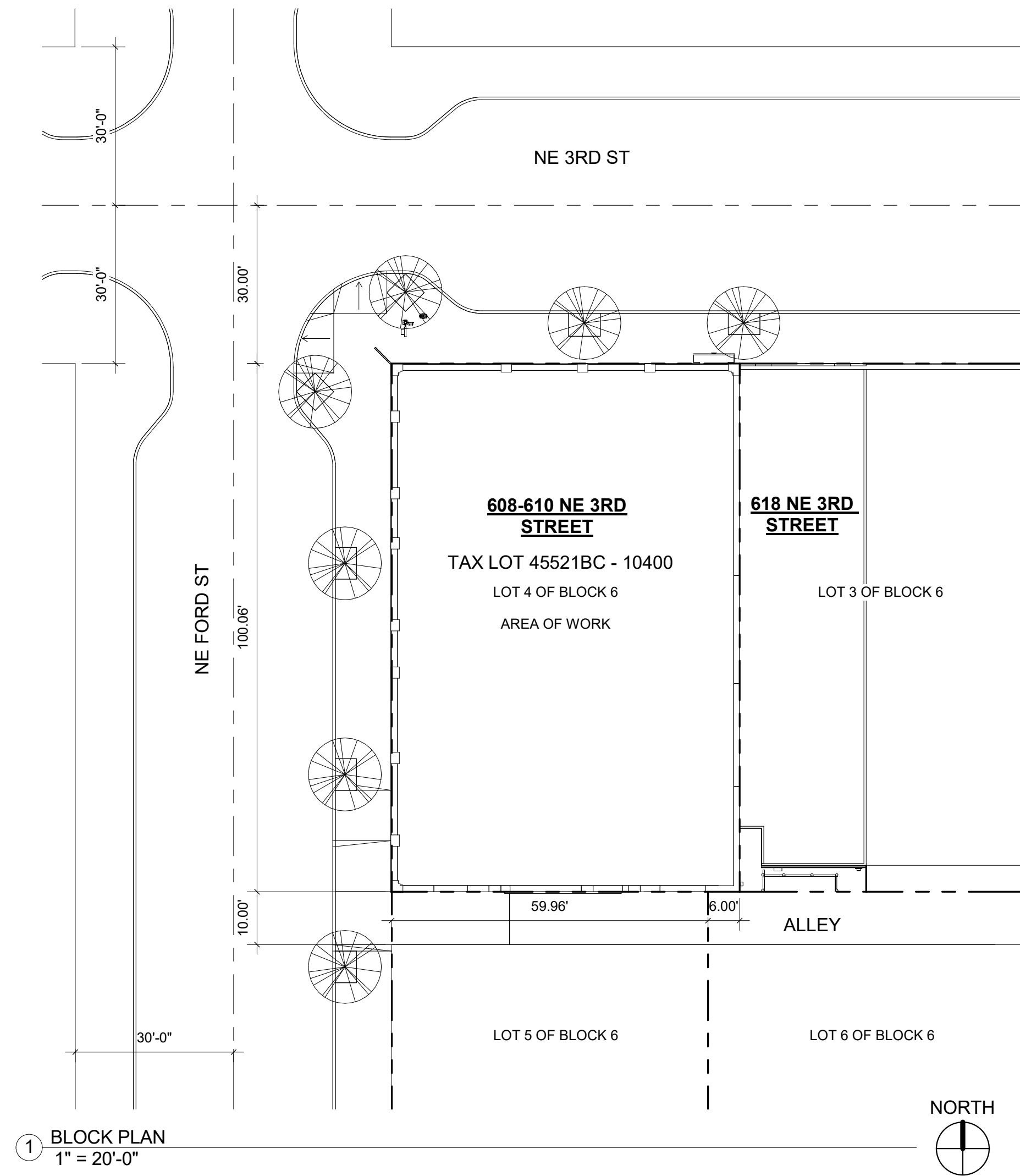
620 NE THIRD STREET



624 NE THIRD STREET



640 NE THIRD STREET



1 BLOCK PLAN  
1" = 20'-0"

# TAYLOR-DALE TENANT IMPROVEMENT HISTORIC REVIEW SUBMITTAL

**OWNER**  
HISTORIC 3RD AND FORD, LLC  
425 AVIATION BLVD.  
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CELL: 707-836-2049

**DESIGN & BUILD GROUP**

**ARCHITECT**  
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OFFICE: 503.224.1282  
ERNIE MUNCH, PROJECT ARCHITECT  
ERNIE@ERMUNCH.COM  
ERICKA EVERETT, PROJECT MANAGER  
EMAIL: ERICKA@ERMUNCH.COM

**CONTRACTOR**  
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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	
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A2.1	FLOOR PLANS - PROPOSED
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A4.2	EXTERIOR ELEVATIONS
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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

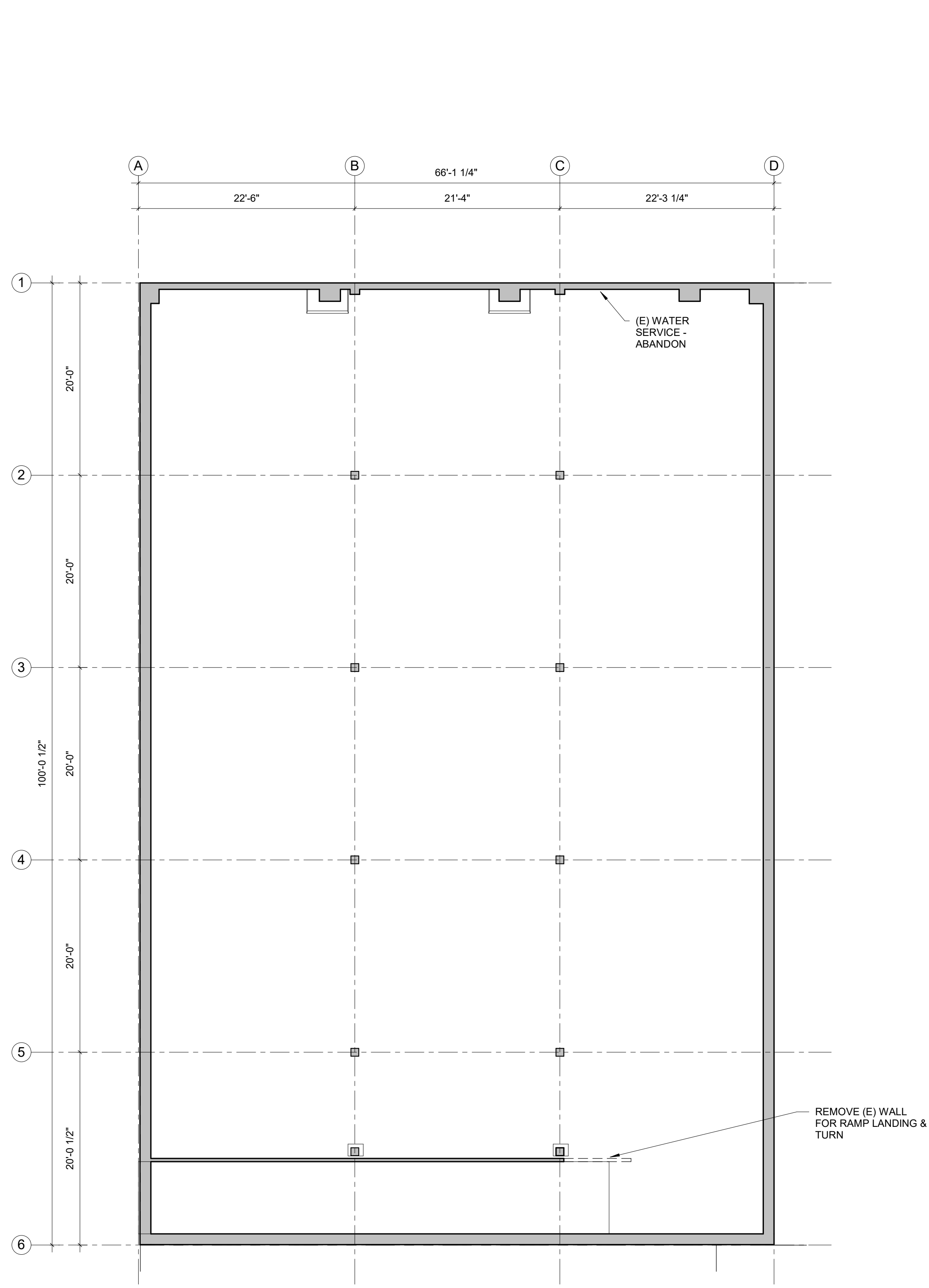
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**FOR REFERENCE ONLY**

**NOT FOR CONSTRUCTION**

**DISCLAIMER**

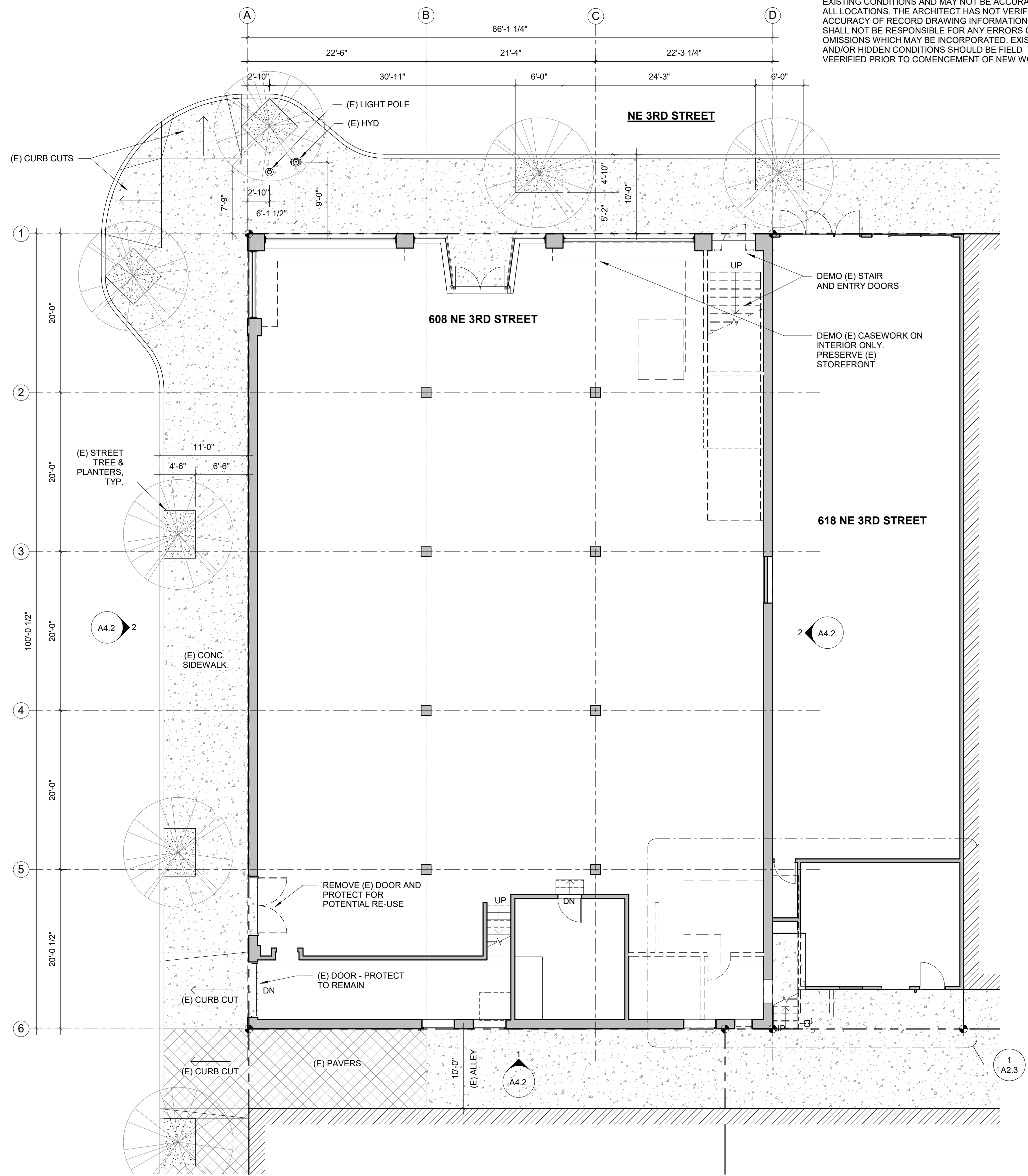
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0 - BASEMENT EXISTING/DEMO PLAN  
1/8" = 1'-0"

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

**FOR REFERENCE ONLY**



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

**NOT FOR CONSTRUCTION**

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**TAYLOR - DALE BLDG**

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

**HISTORIC REVIEW**

4/6/18

No.	Date

FLOOR PLANS - EXISTING / DEMO

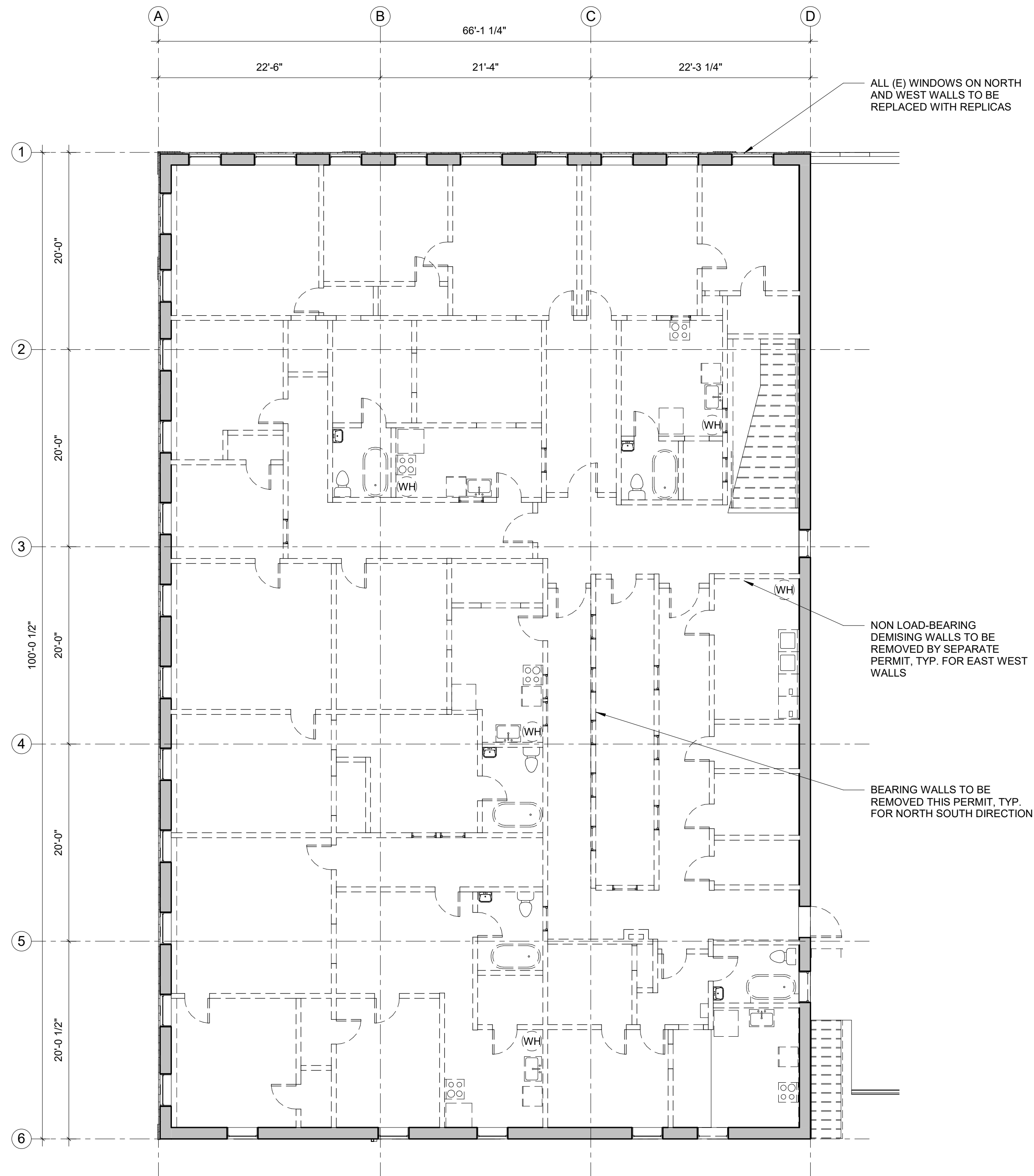
**A1.1**



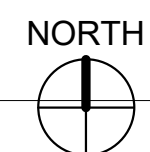
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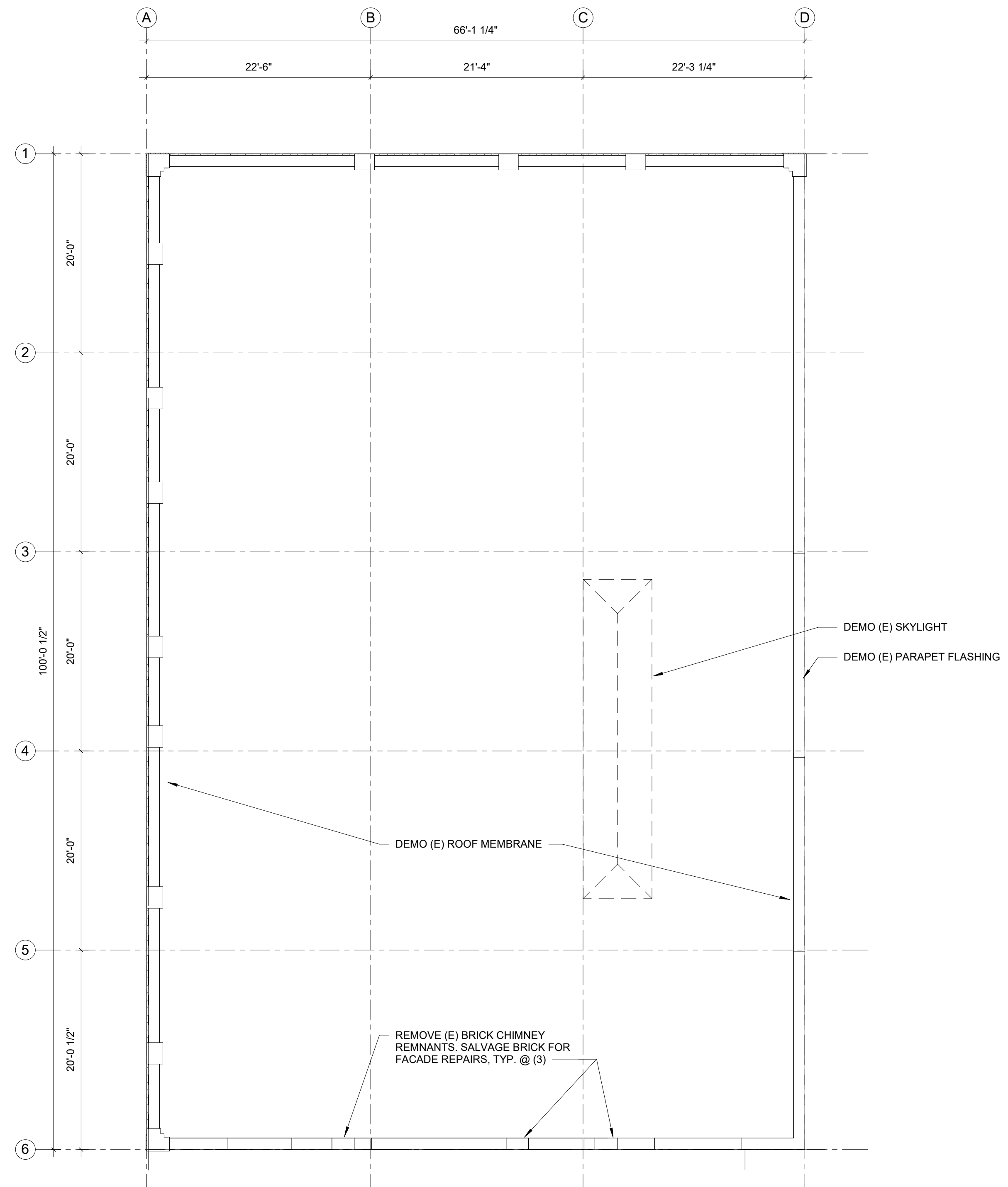
1 SECOND FLOOR EXISTING/DEMO PLAN  
 1/8" = 1'-0"



**PLAN LEGEND**

- (E) WALL TO REMAIN
- - - DEMO

**FOR REFERENCE ONLY**



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



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**HISTORIC REVIEW**

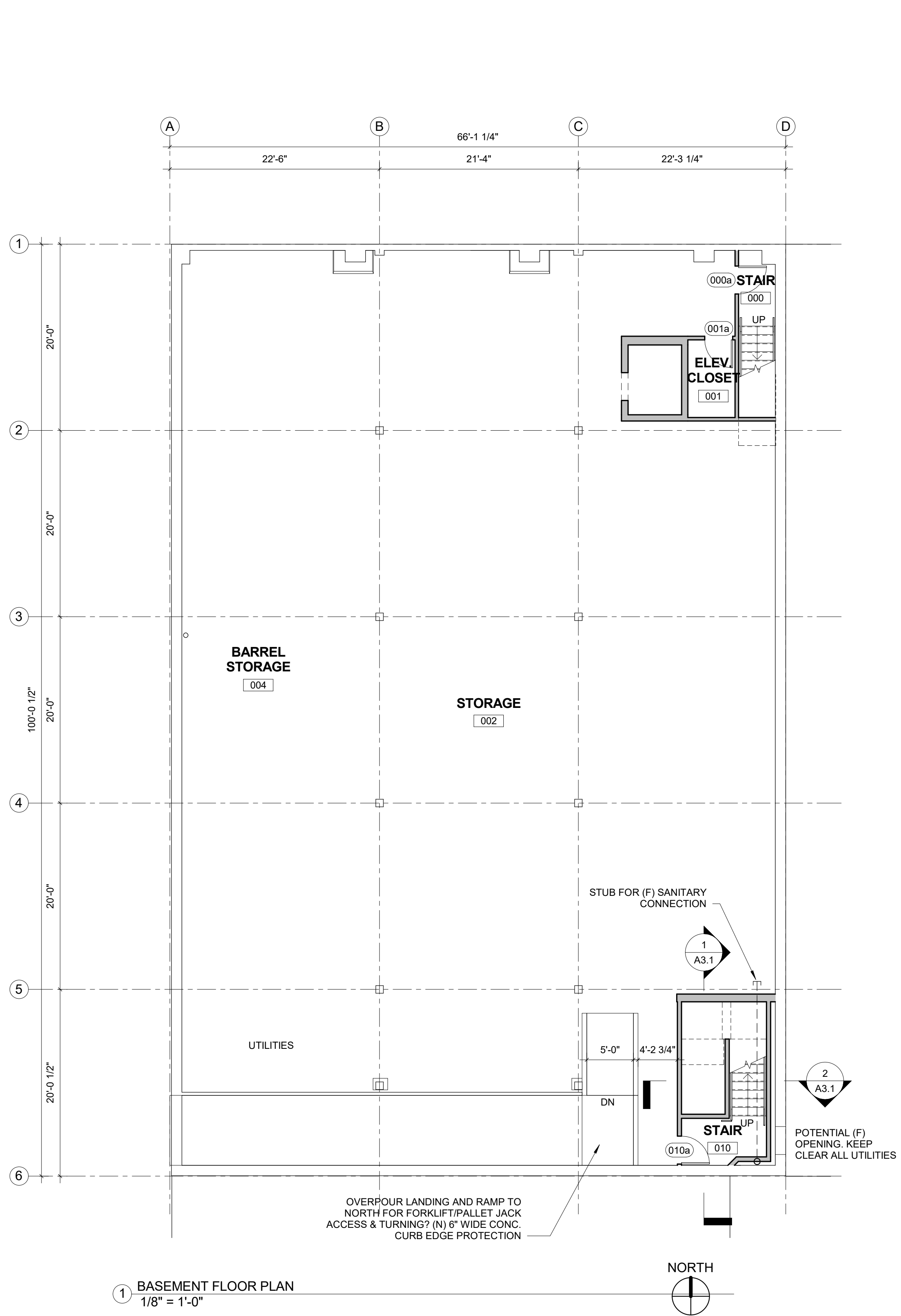
4/6/18

No.	Date

FLOOR PLANS -  
 EXISTING / DEMO

**A1.2**

**NOT FOR CONSTRUCTION**

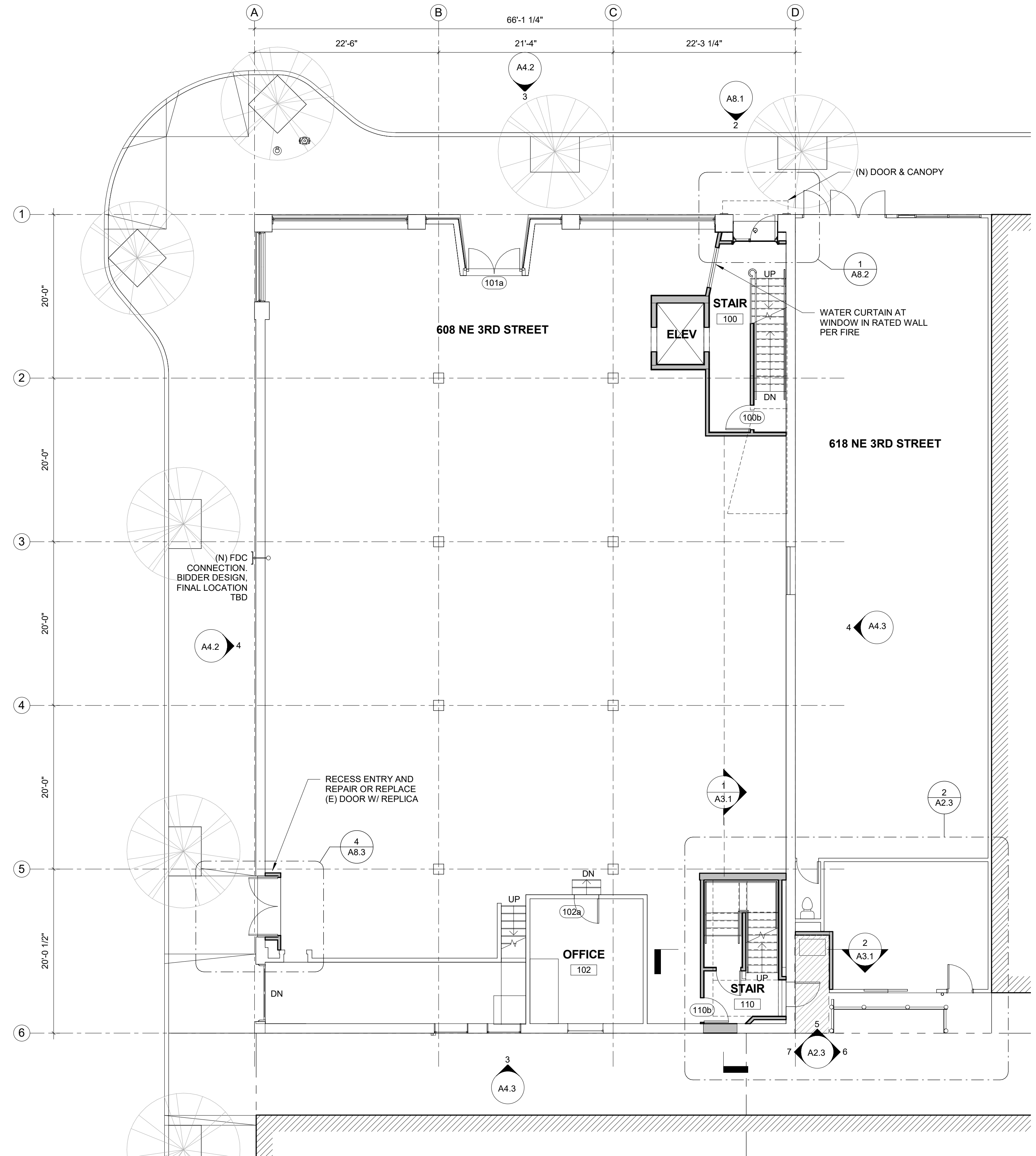


1 BASEMENT FLOOR PLAN  
1/8" = 1'-0"

**PLAN LEGEND**

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

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

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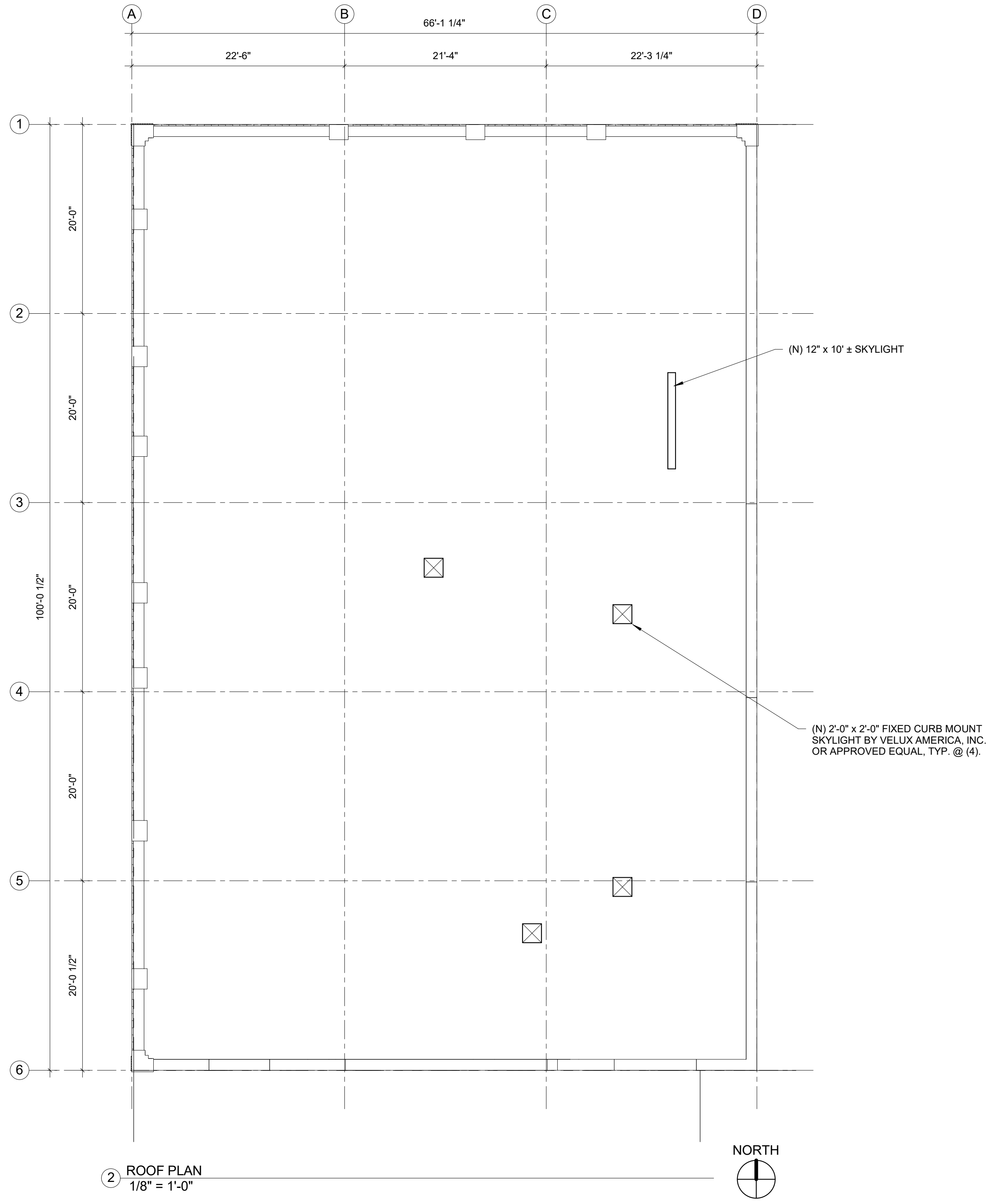
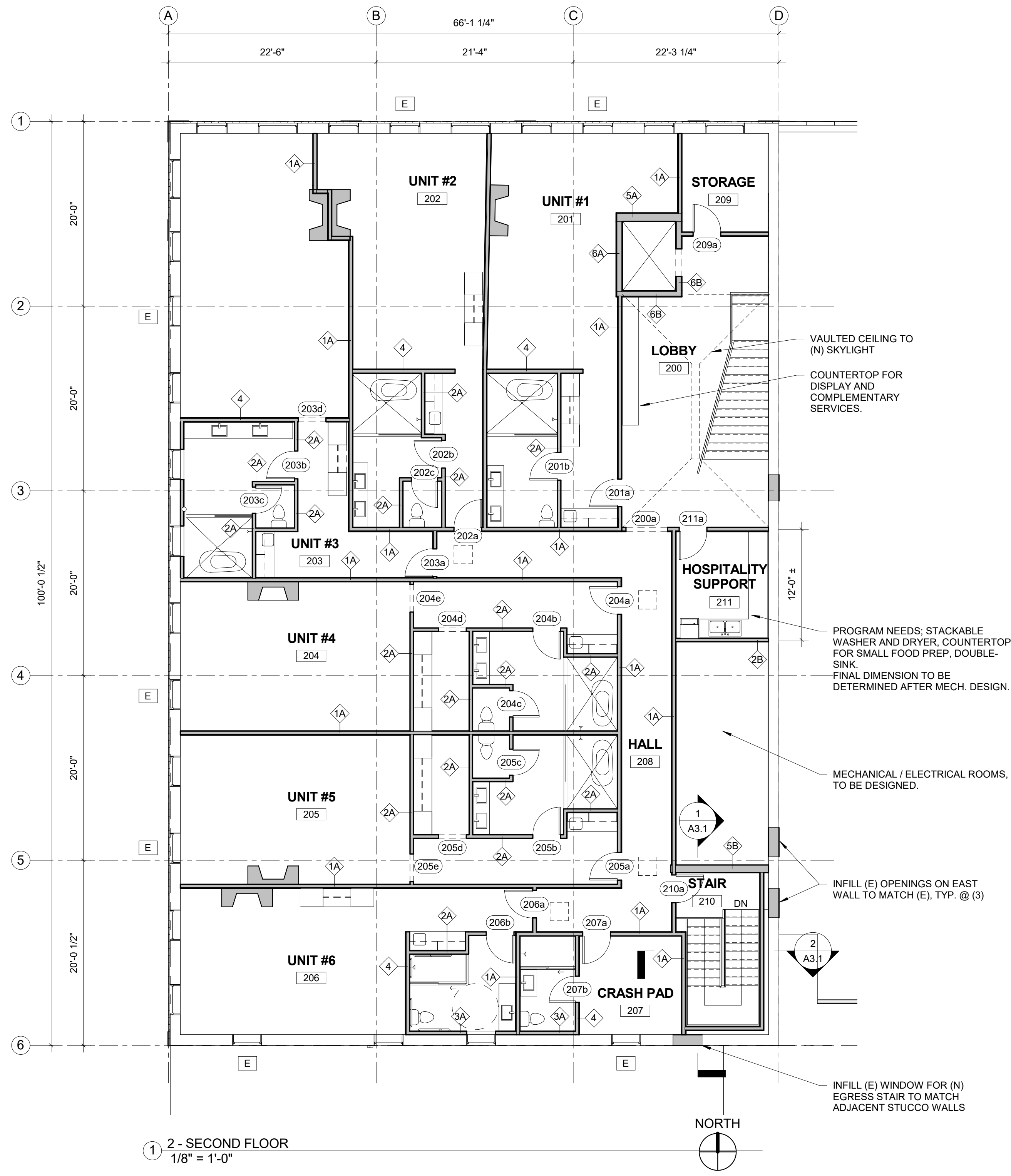
HISTORIC REVIEW

4/6/18

No.	Date

FLOOR PLANS - PROPOSED

A2.1

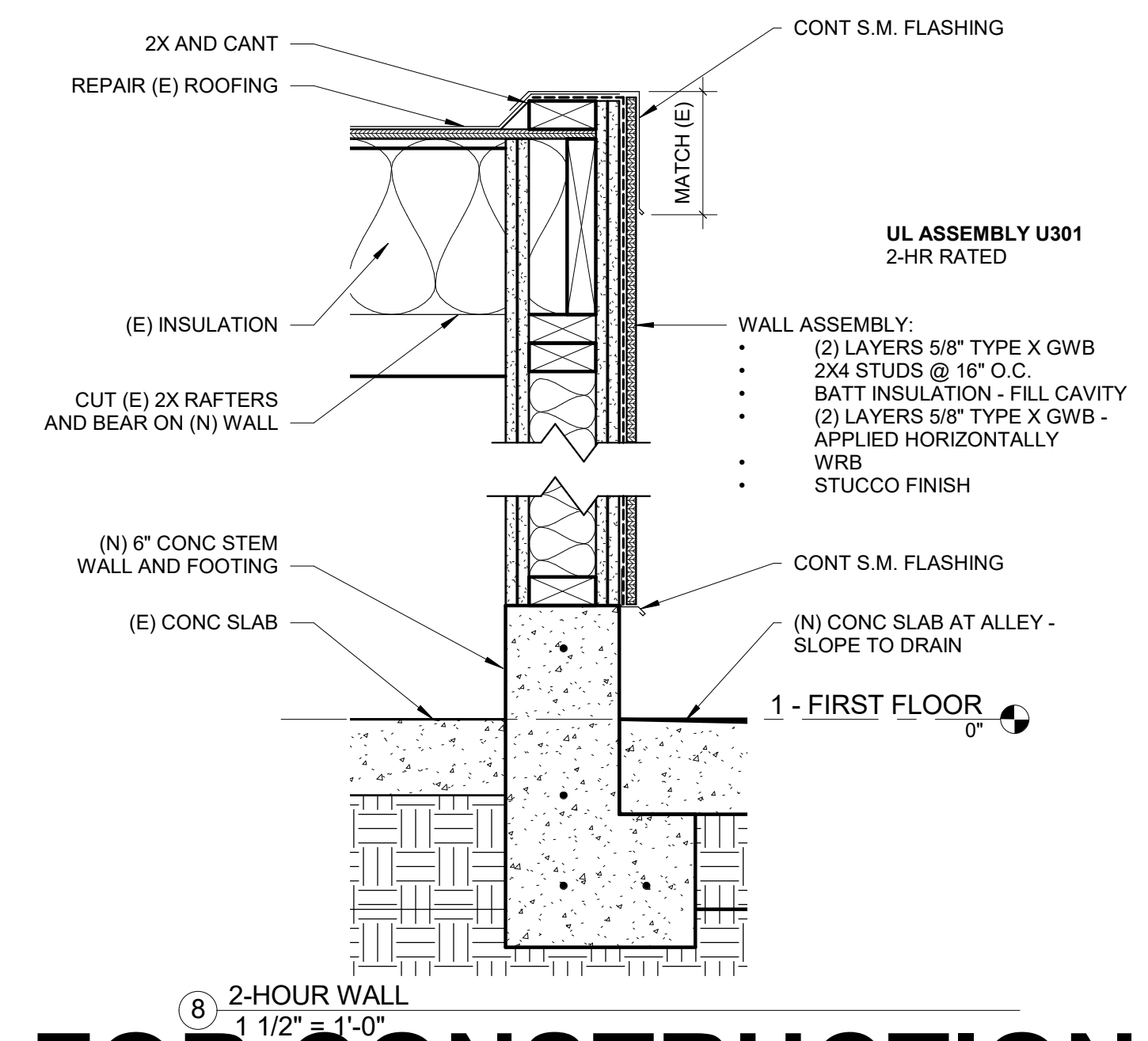
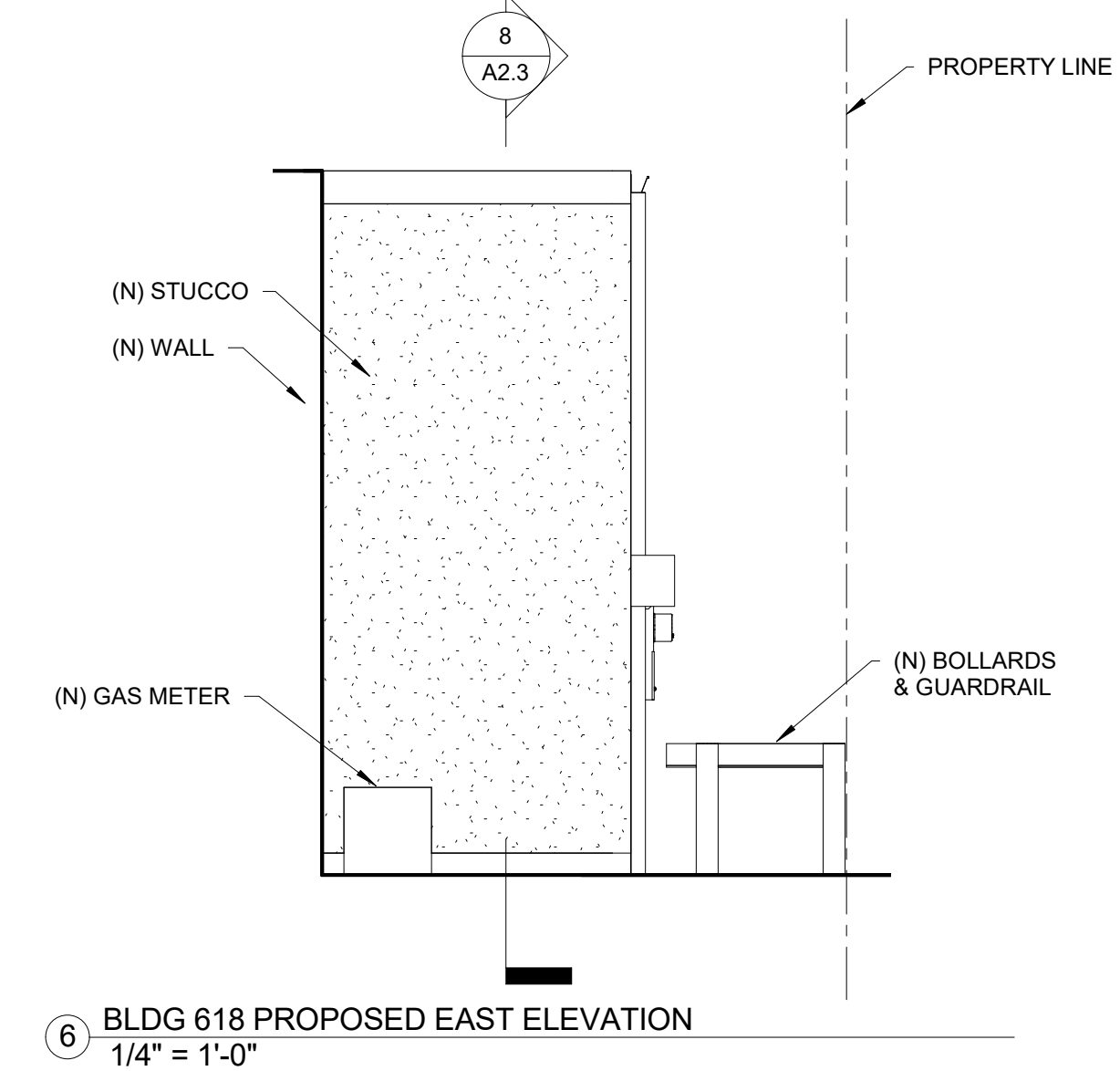
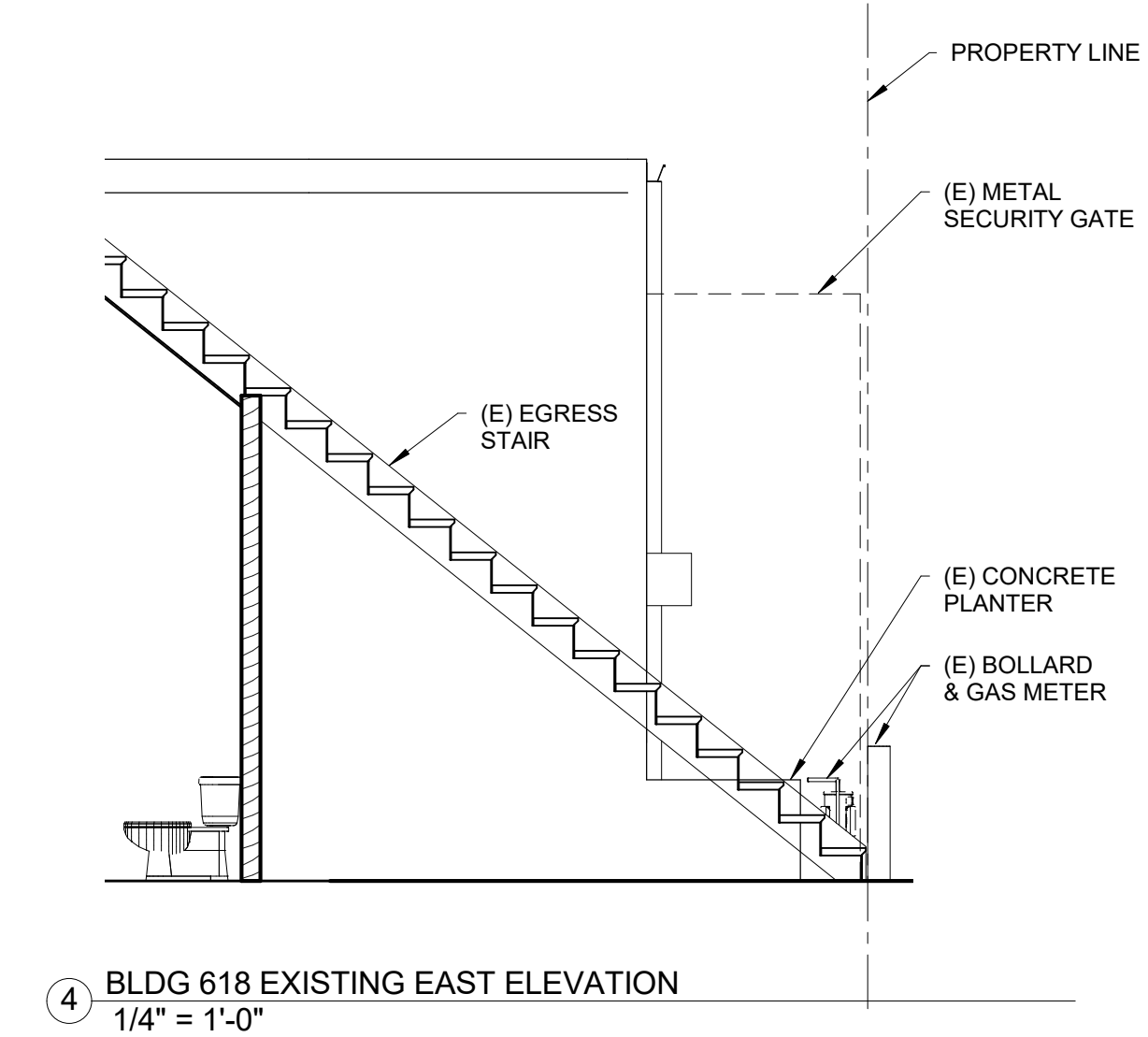
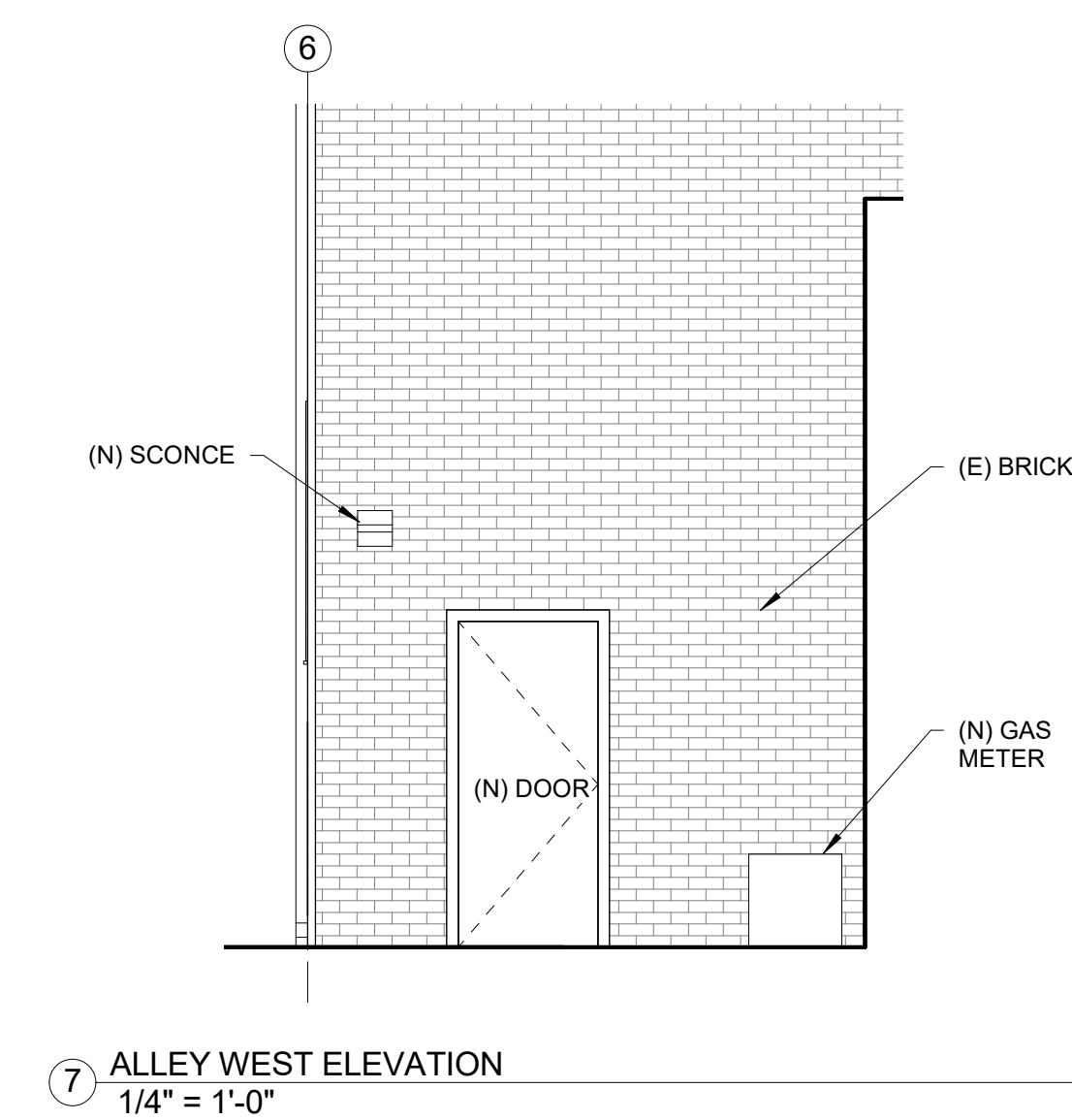
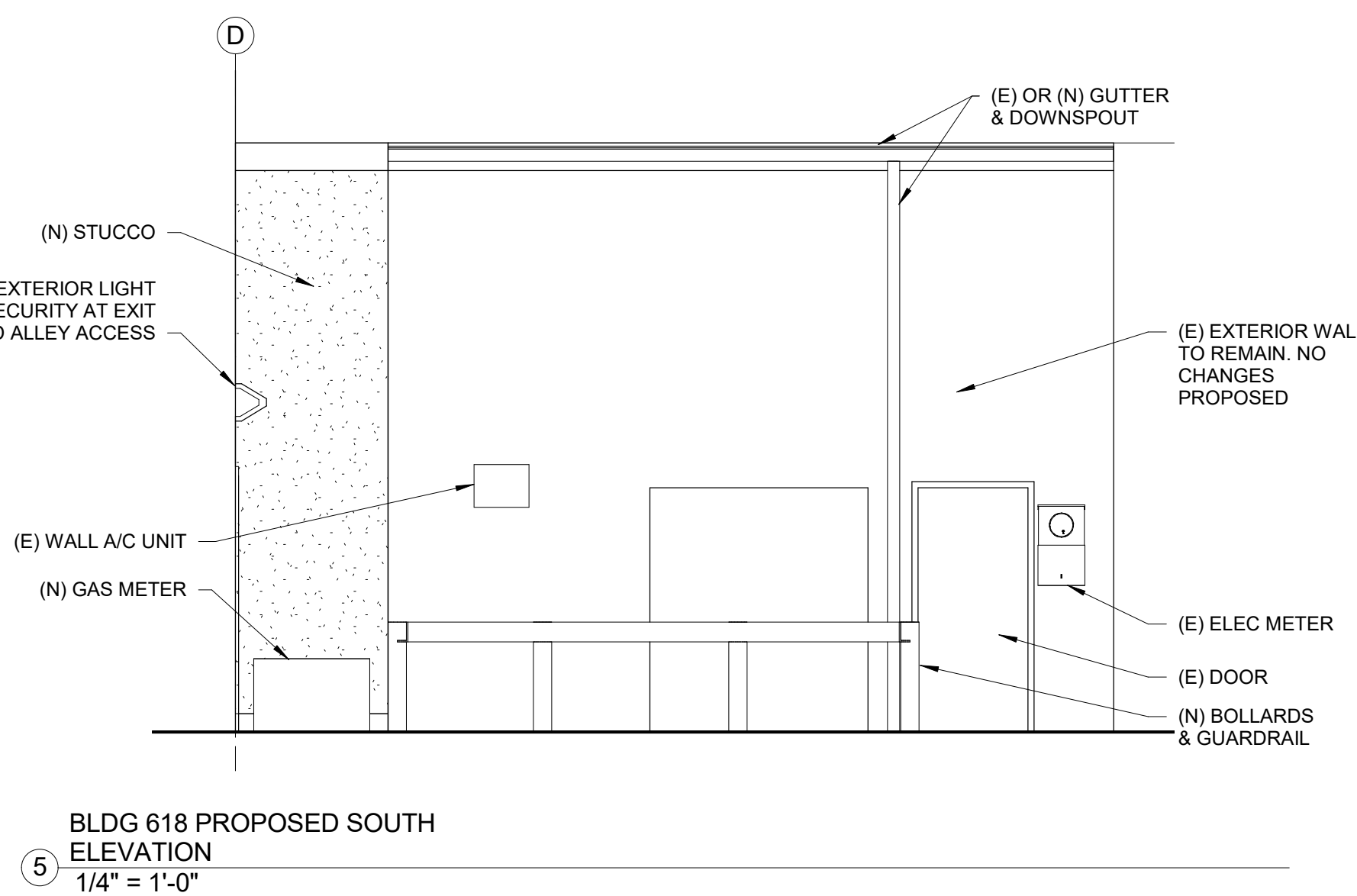
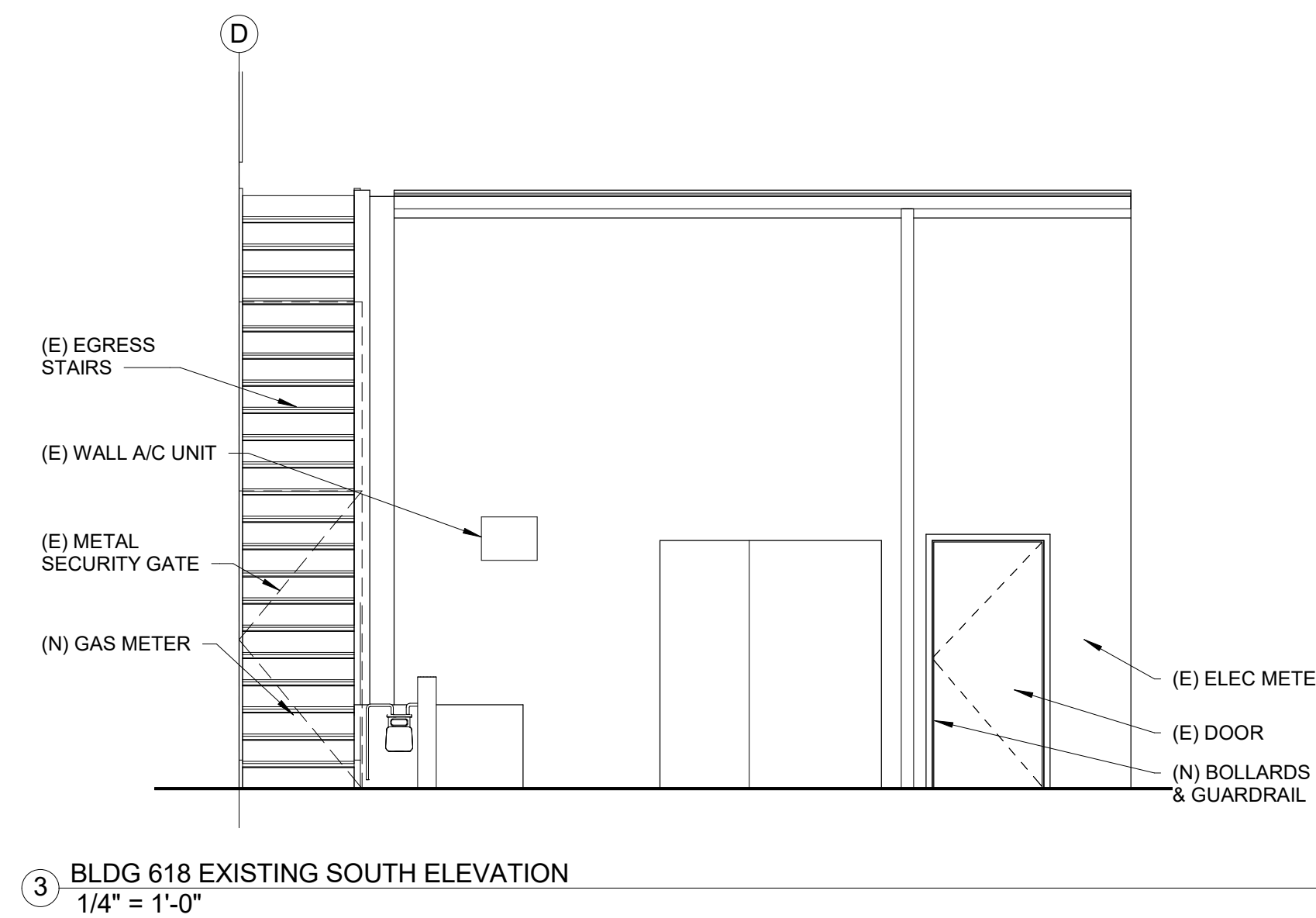
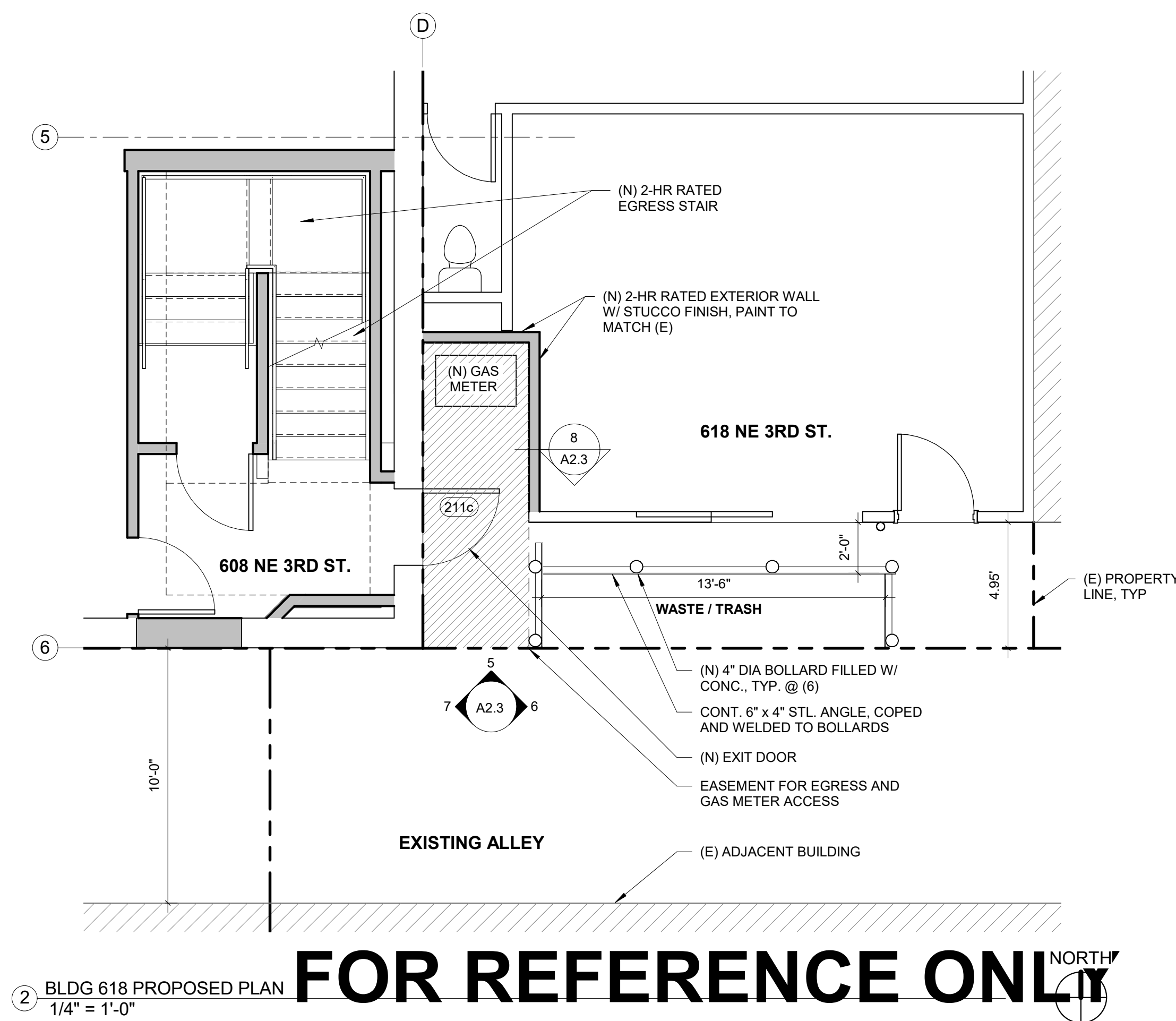
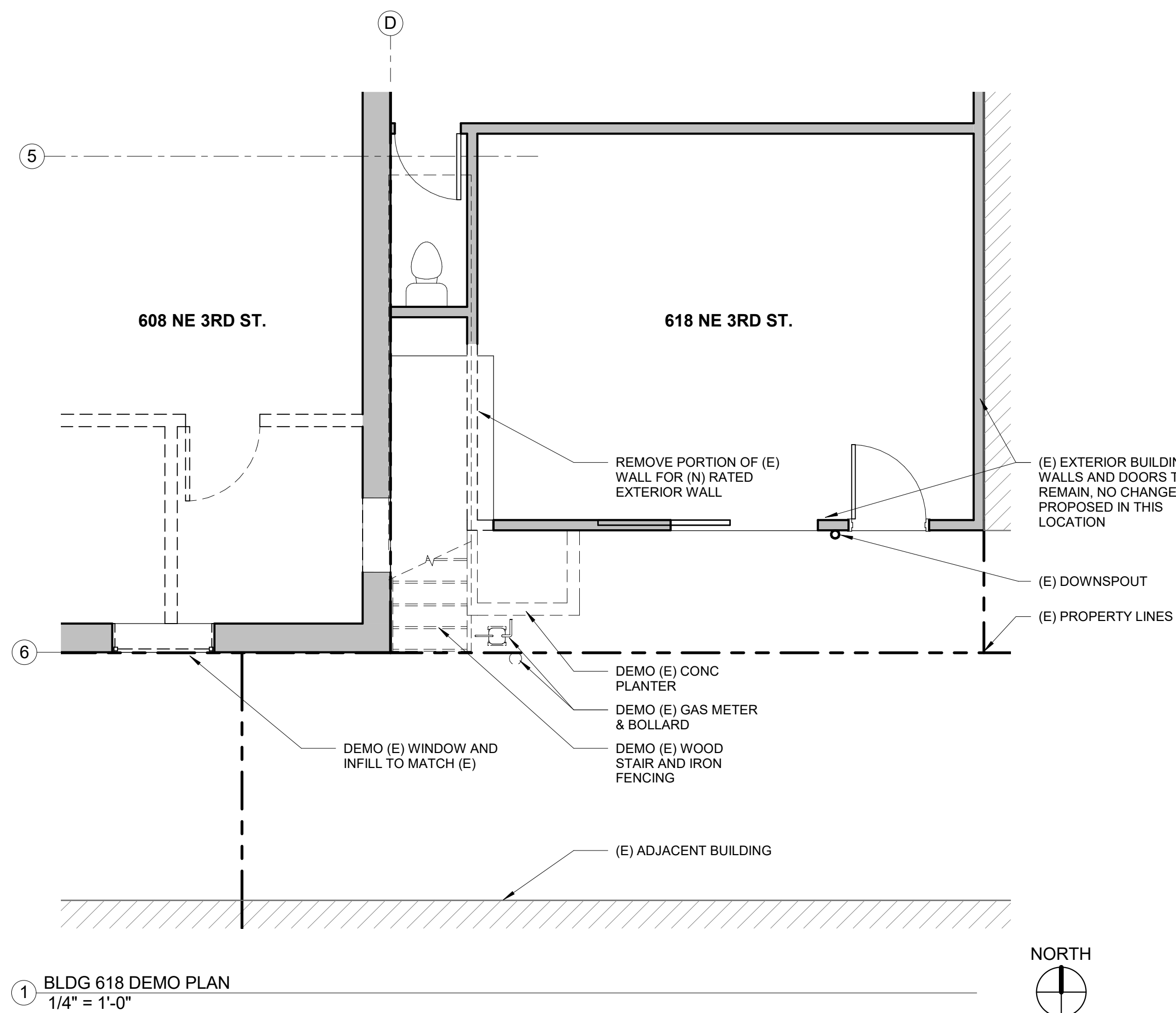


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No.	Date



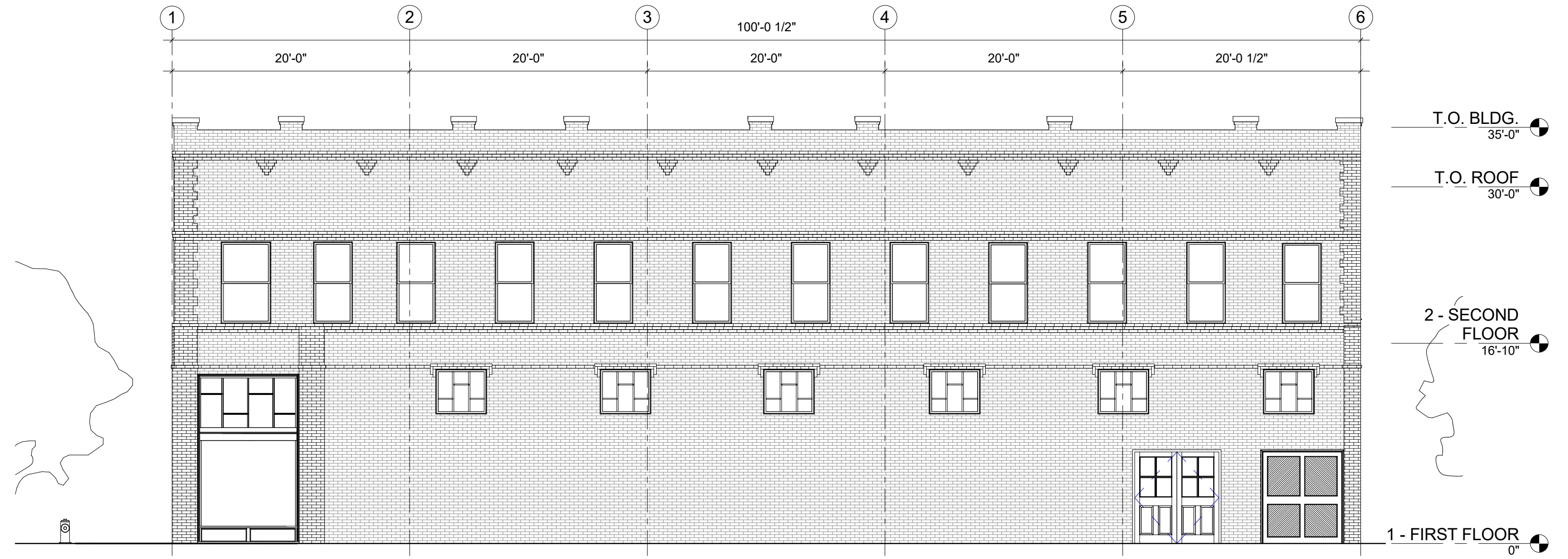
**FOR REFERENCE ONLY**

**NOT FOR CONSTRUCTION**

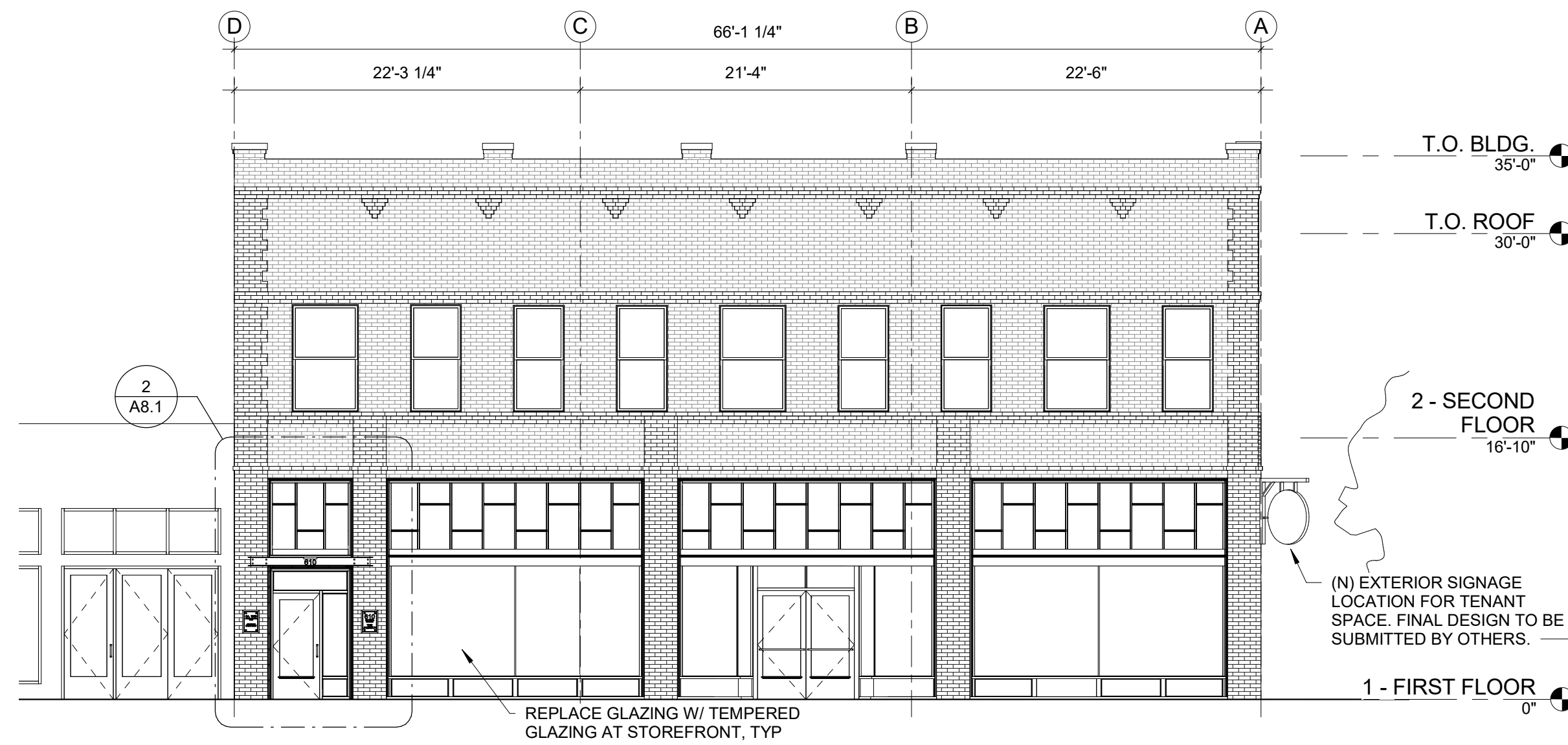
No.	Date



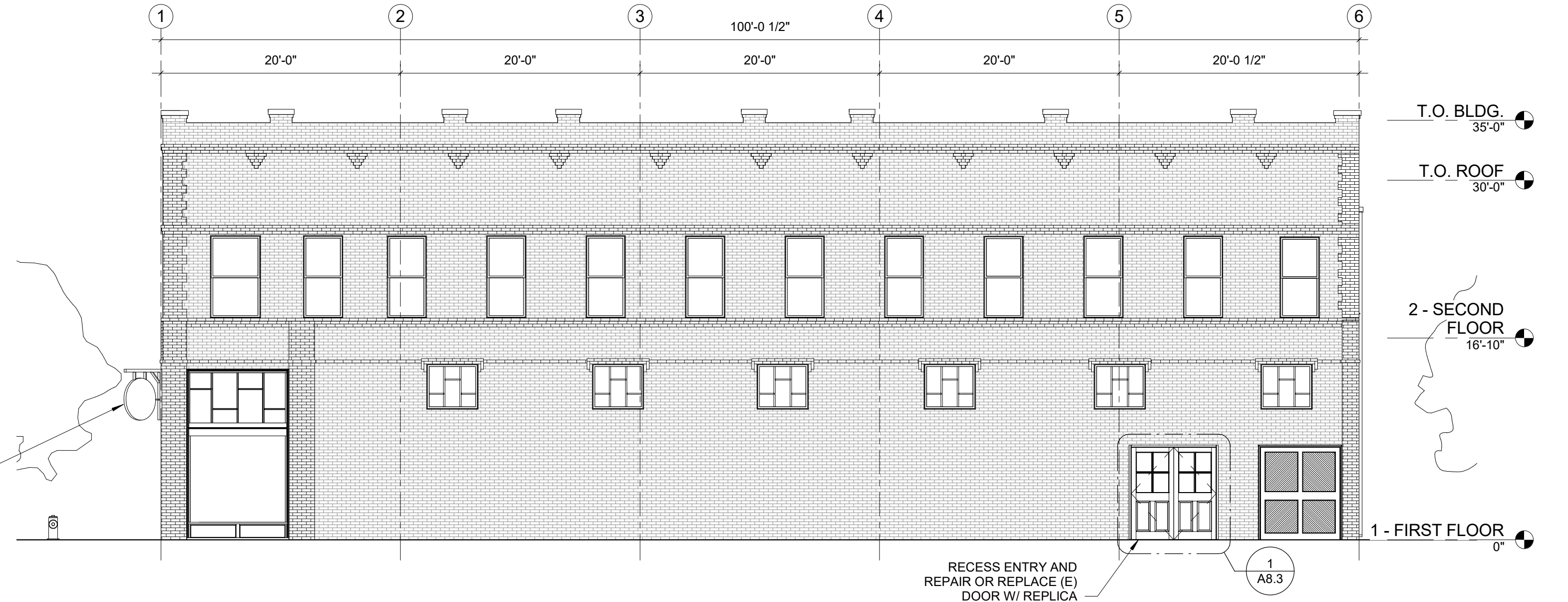
1 NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



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



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



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

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4/6/18

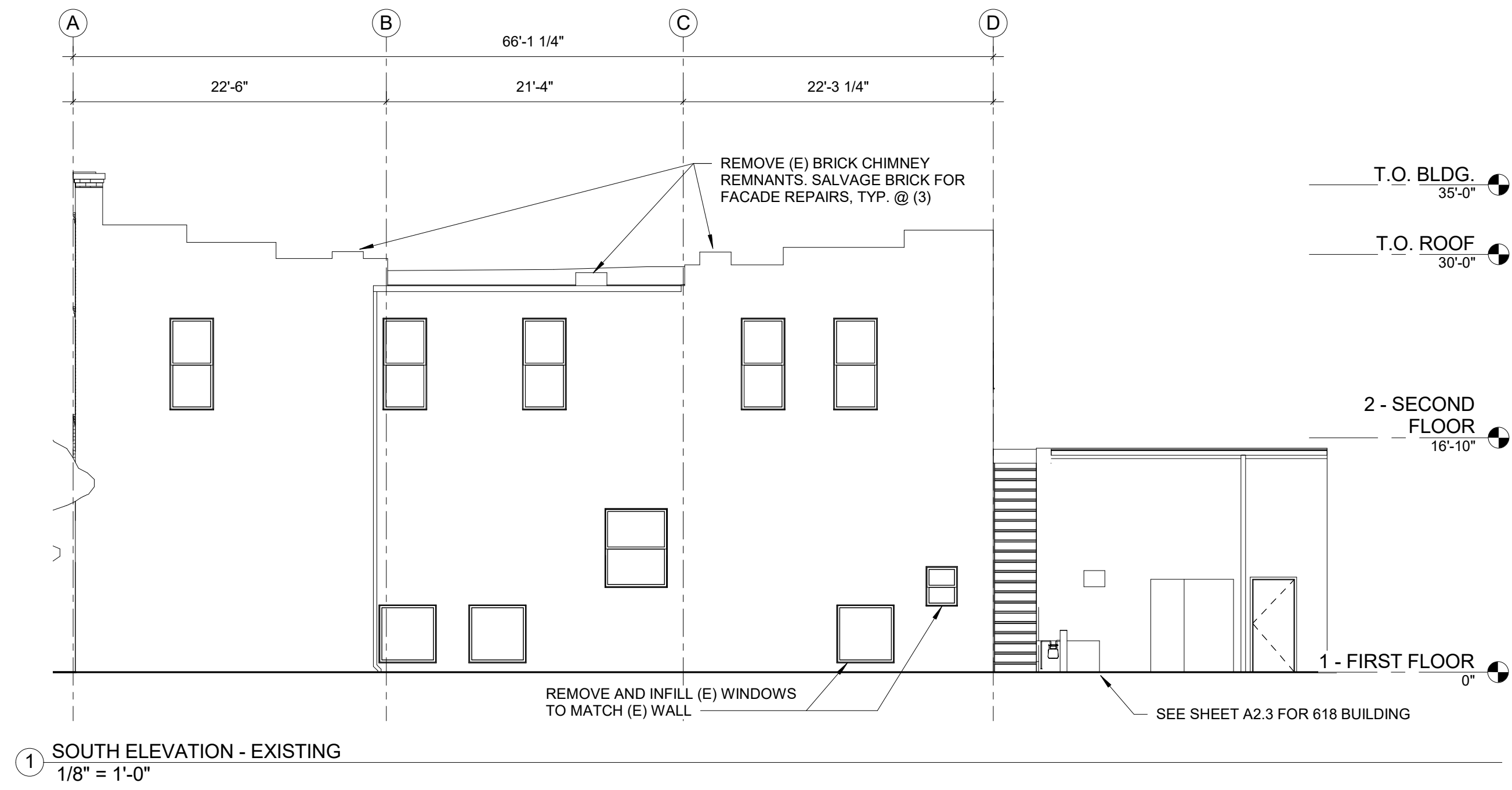
No.	Date

EXTERIOR ELEVATIONS

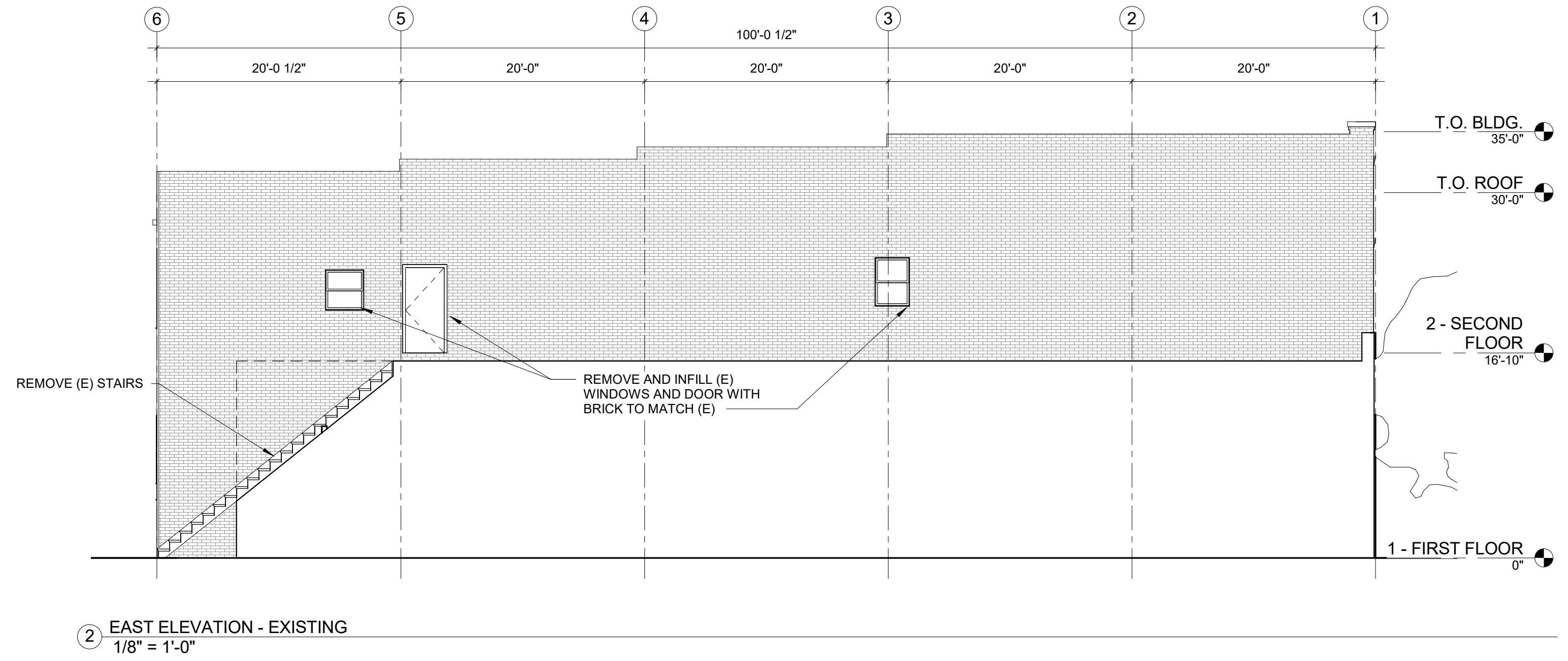
A4.2

**FOR REFERENCE ONLY**

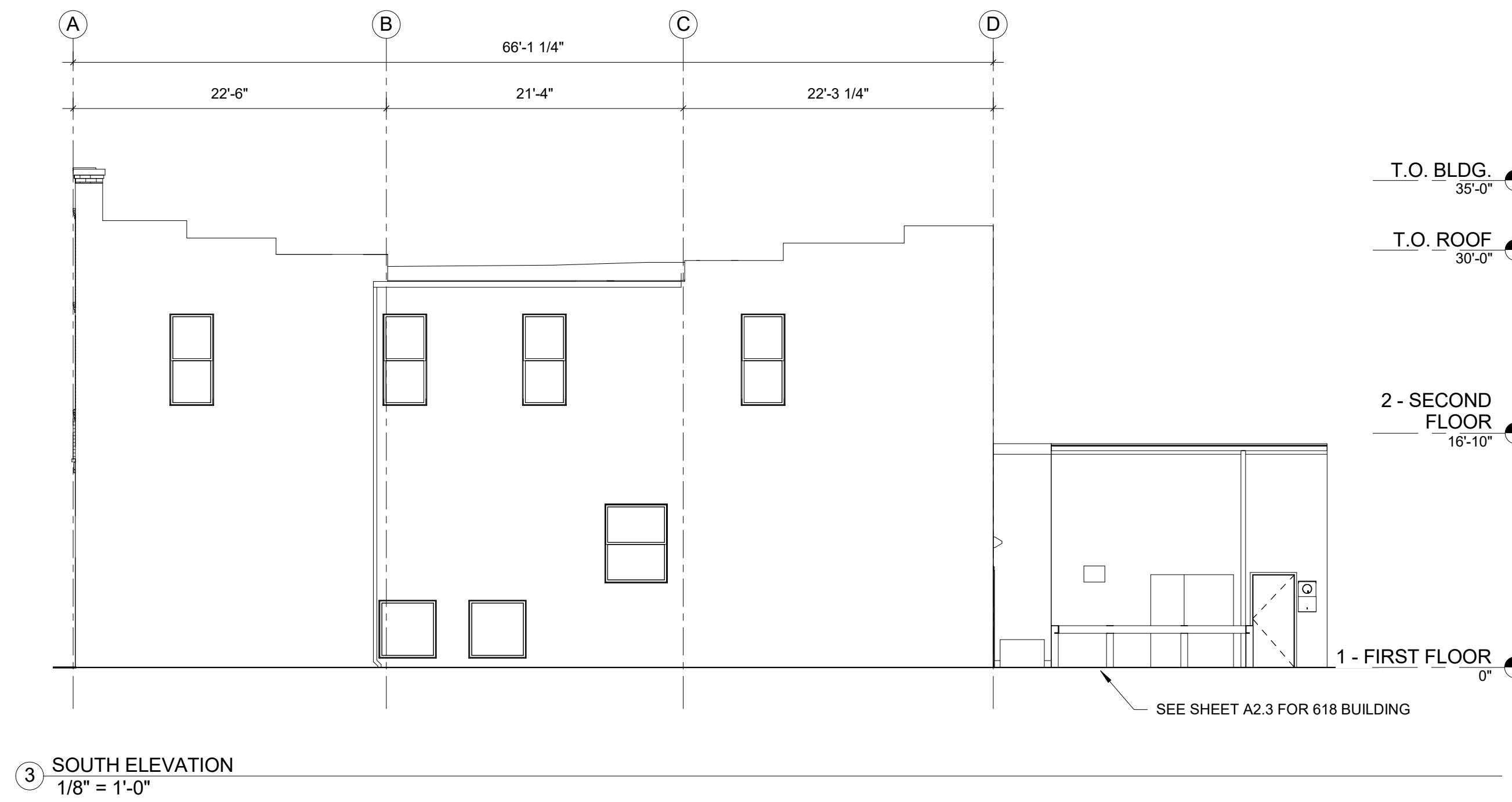
**NOT FOR CONSTRUCTION**



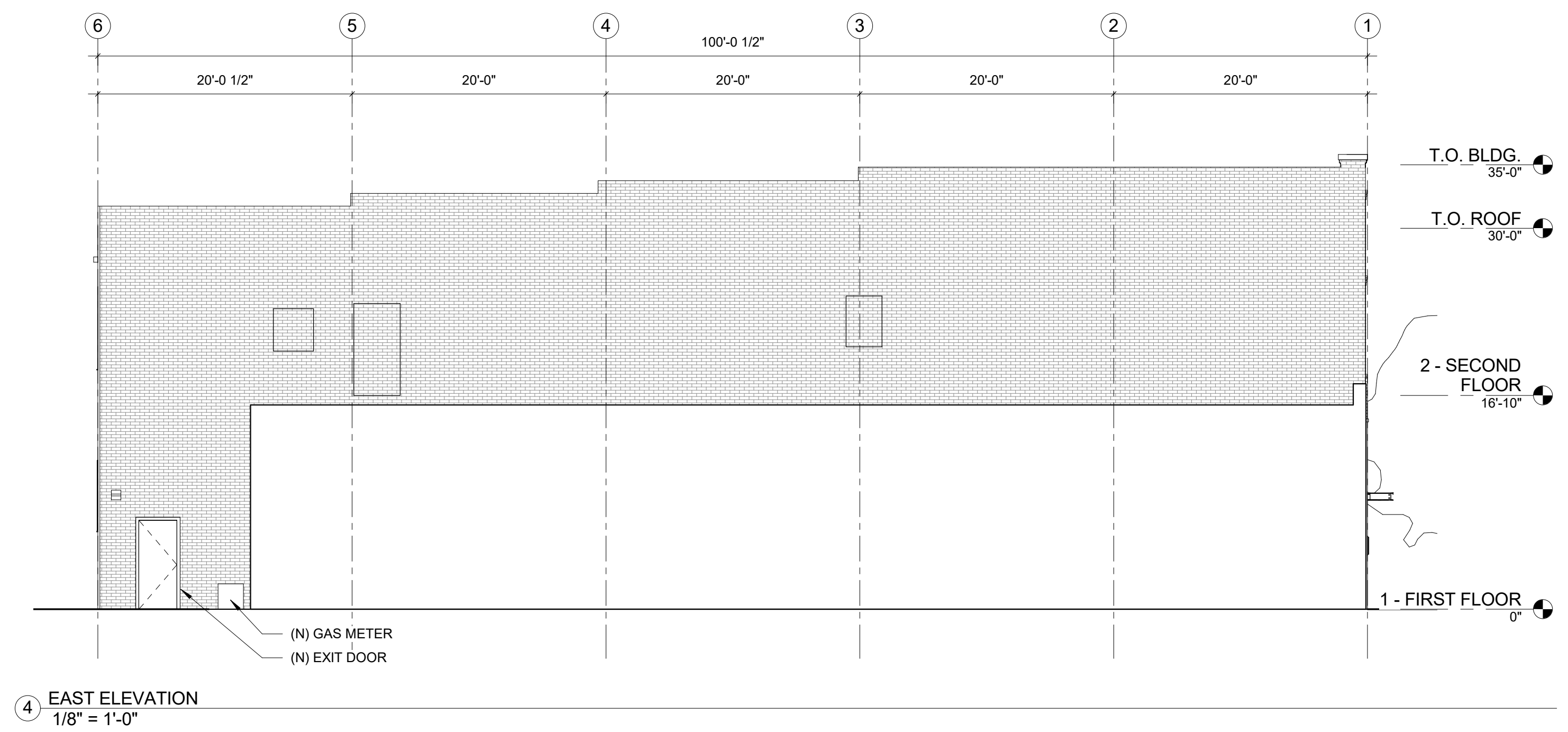
① SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"



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



③ SOUTH ELEVATION  
1/8" = 1'-0"



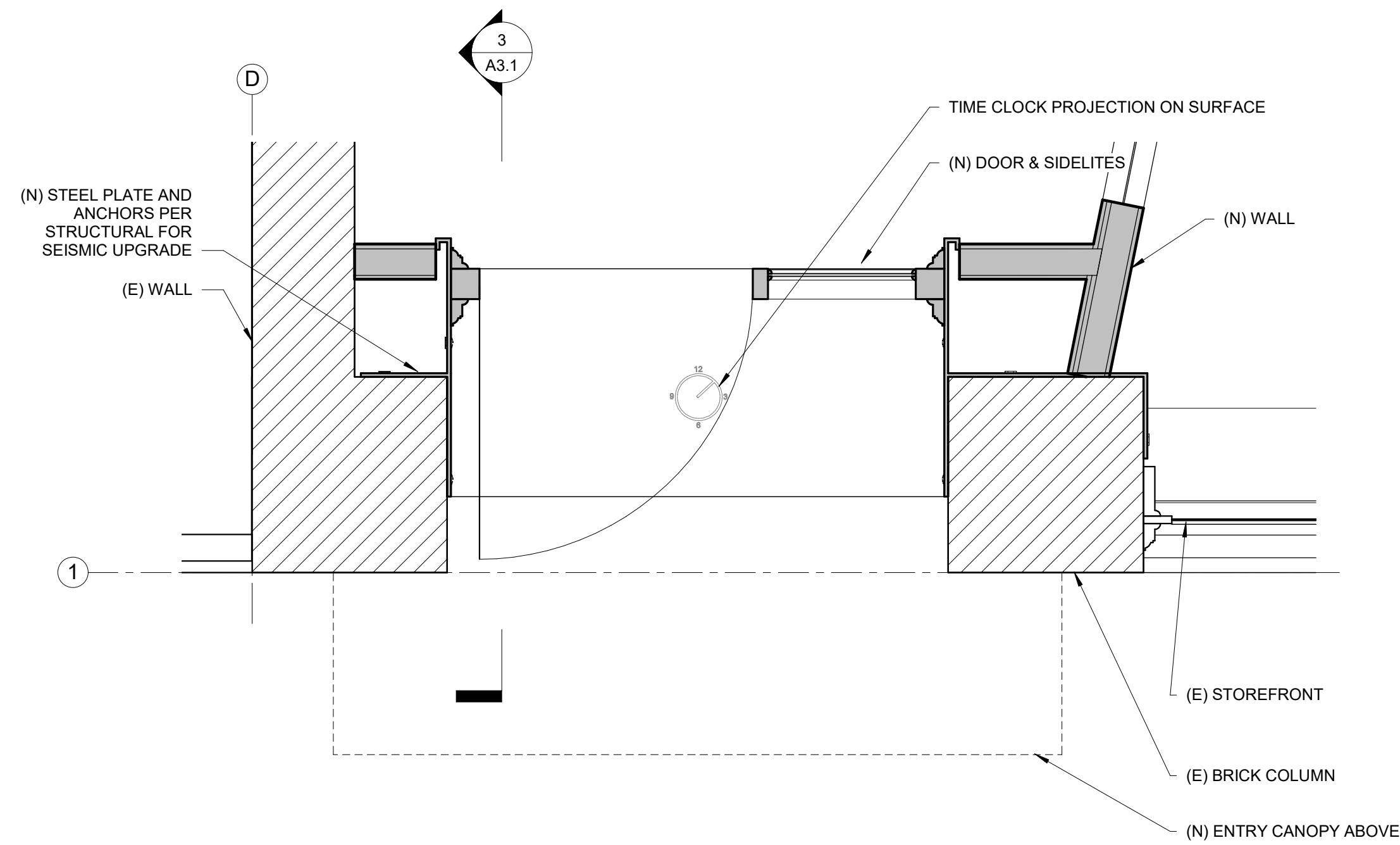
④ EAST ELEVATION  
1/8" = 1'-0"

**FOR REFERENCE ONLY**

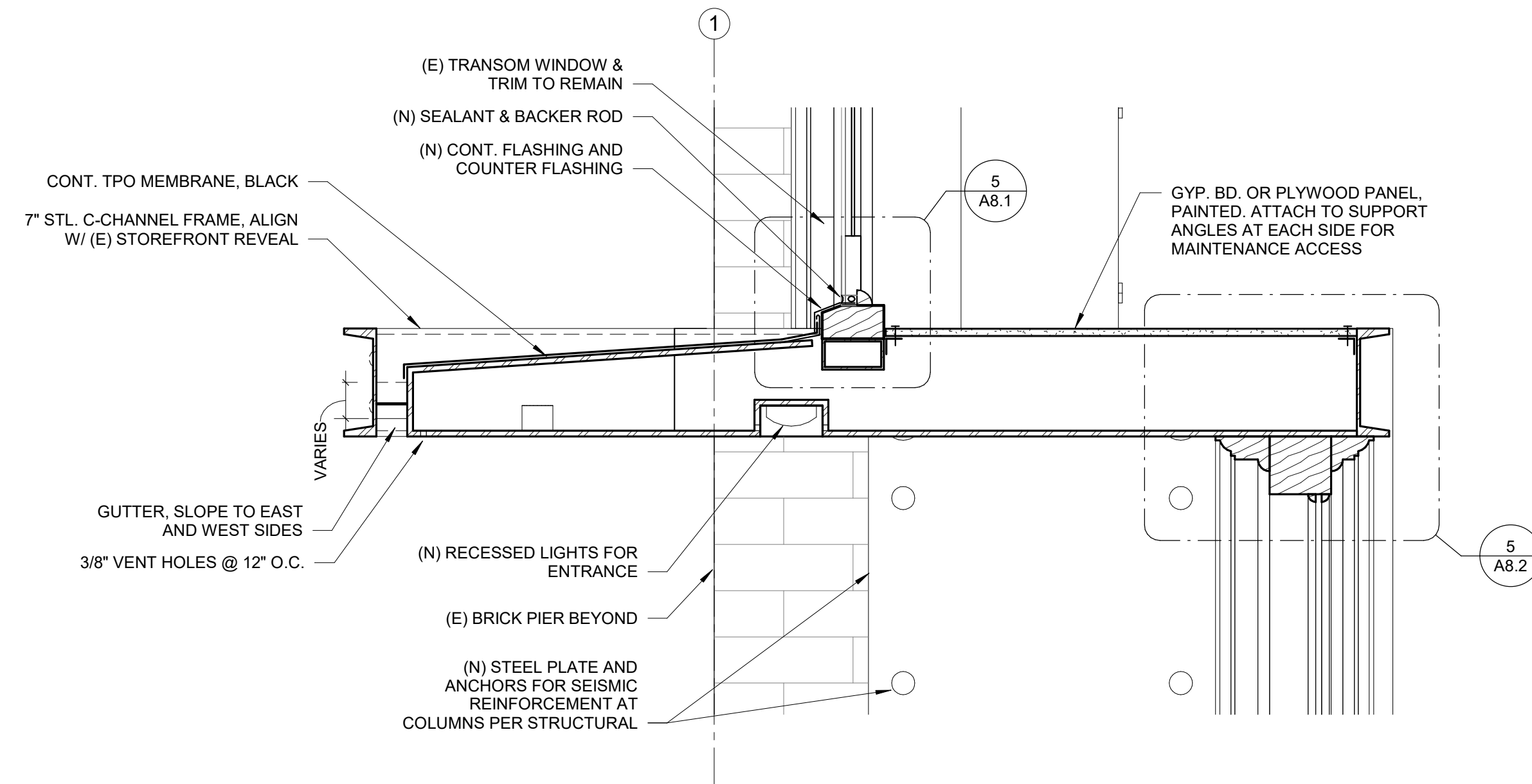
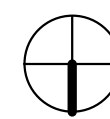
**NOT FOR CONSTRUCTION**

No.	Date

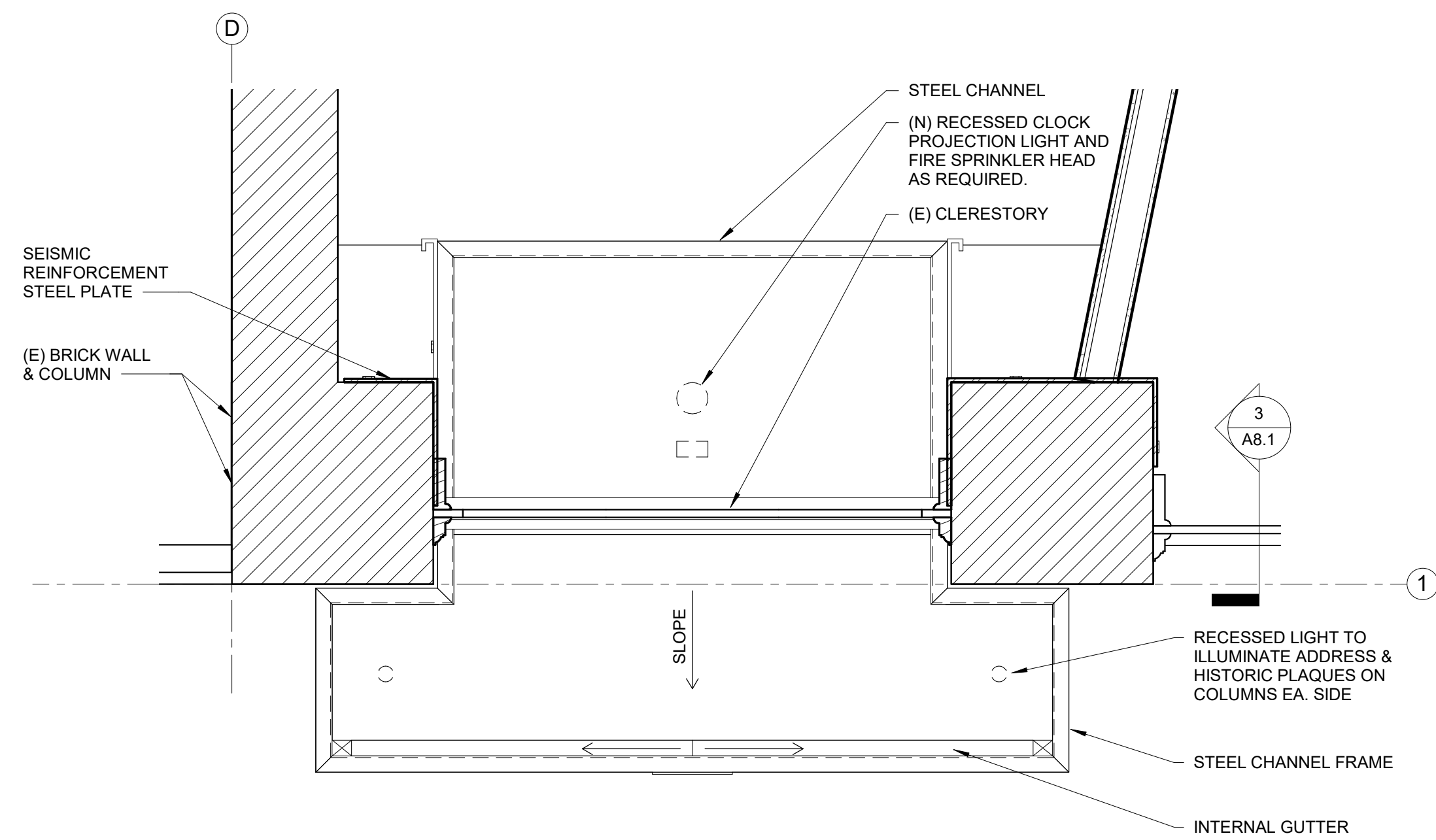




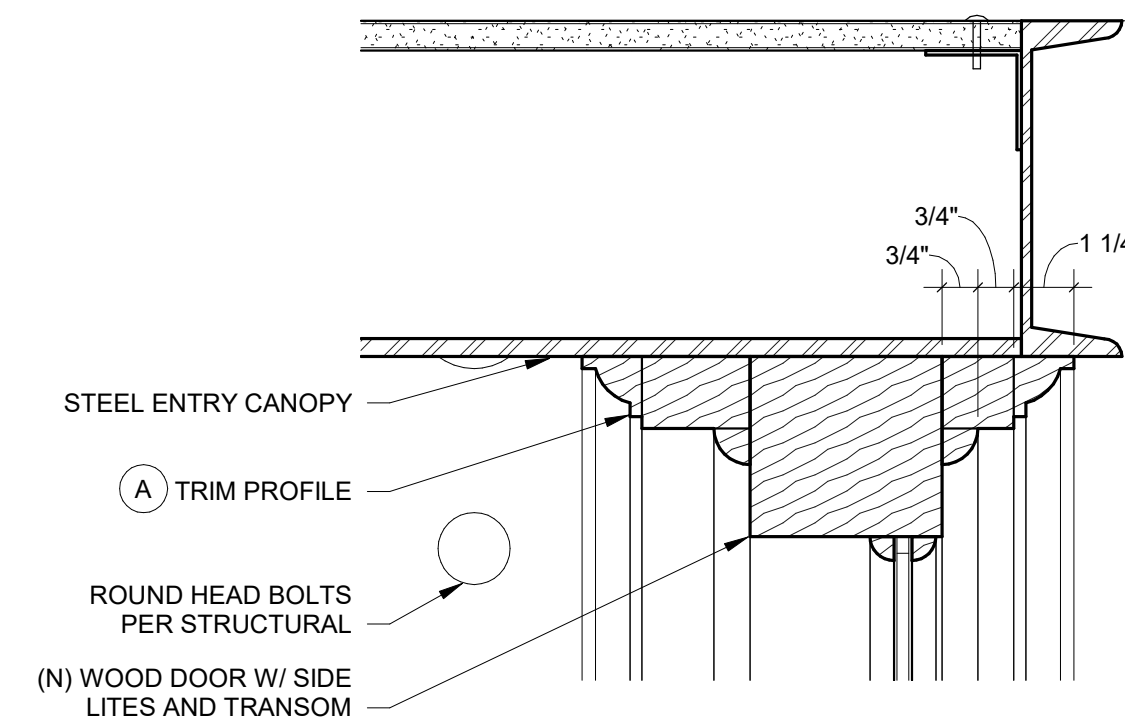
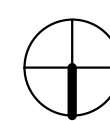
1 ENLARGED PLAN AT ENTRY CANOPY  
3/4" = 1'-0"



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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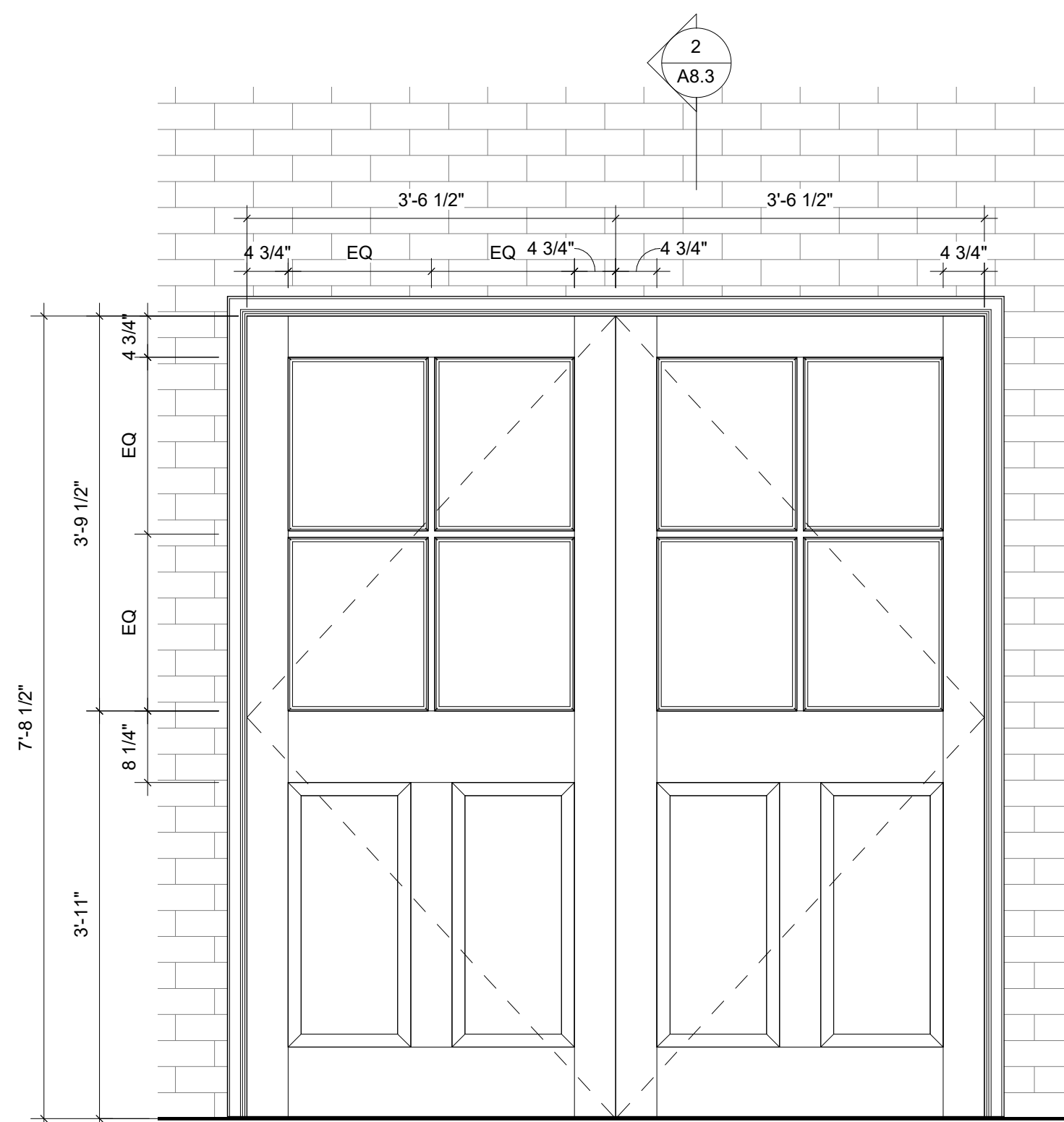
4/6/18

No.	Date

DETAILS

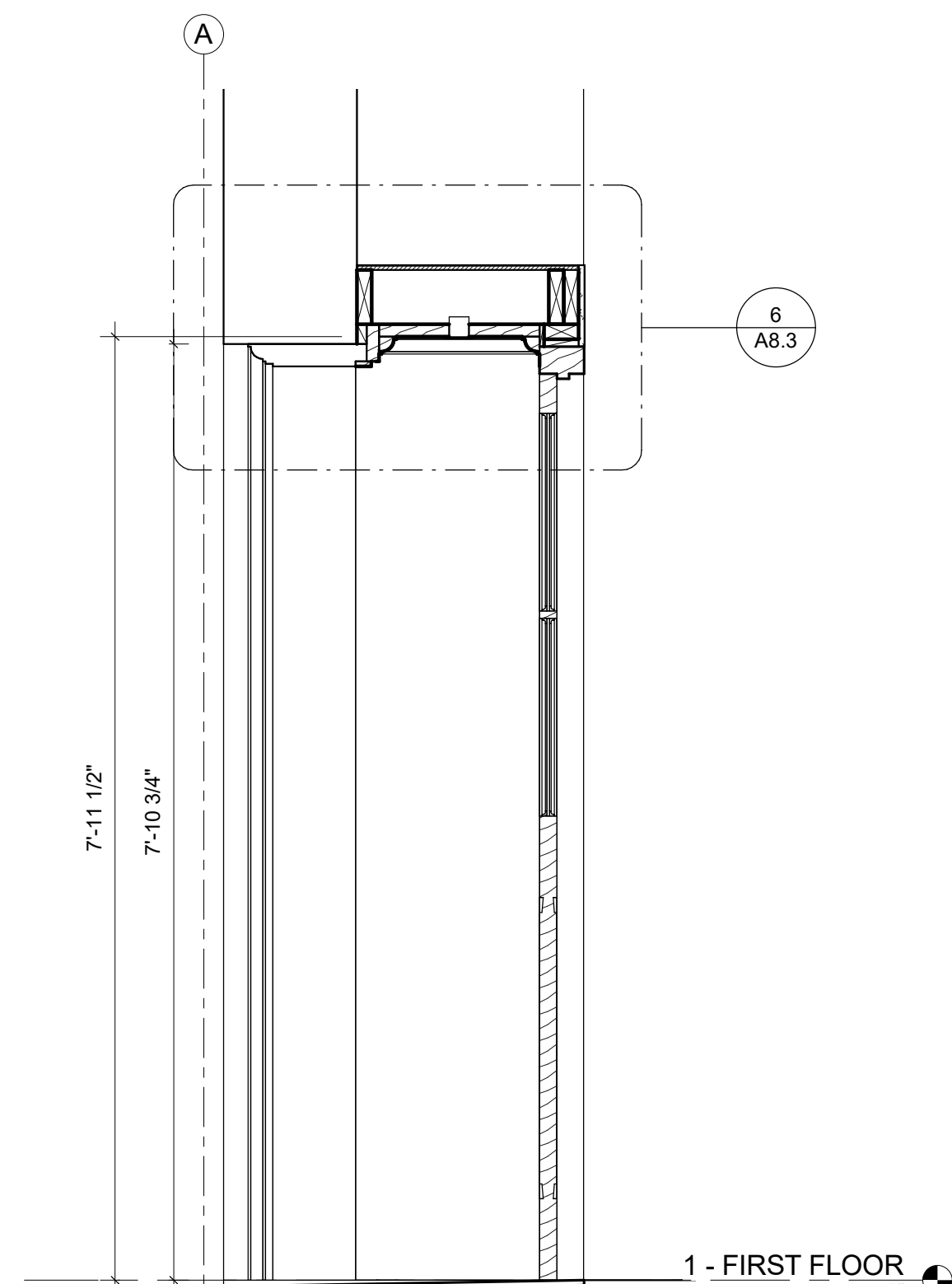
A8.2



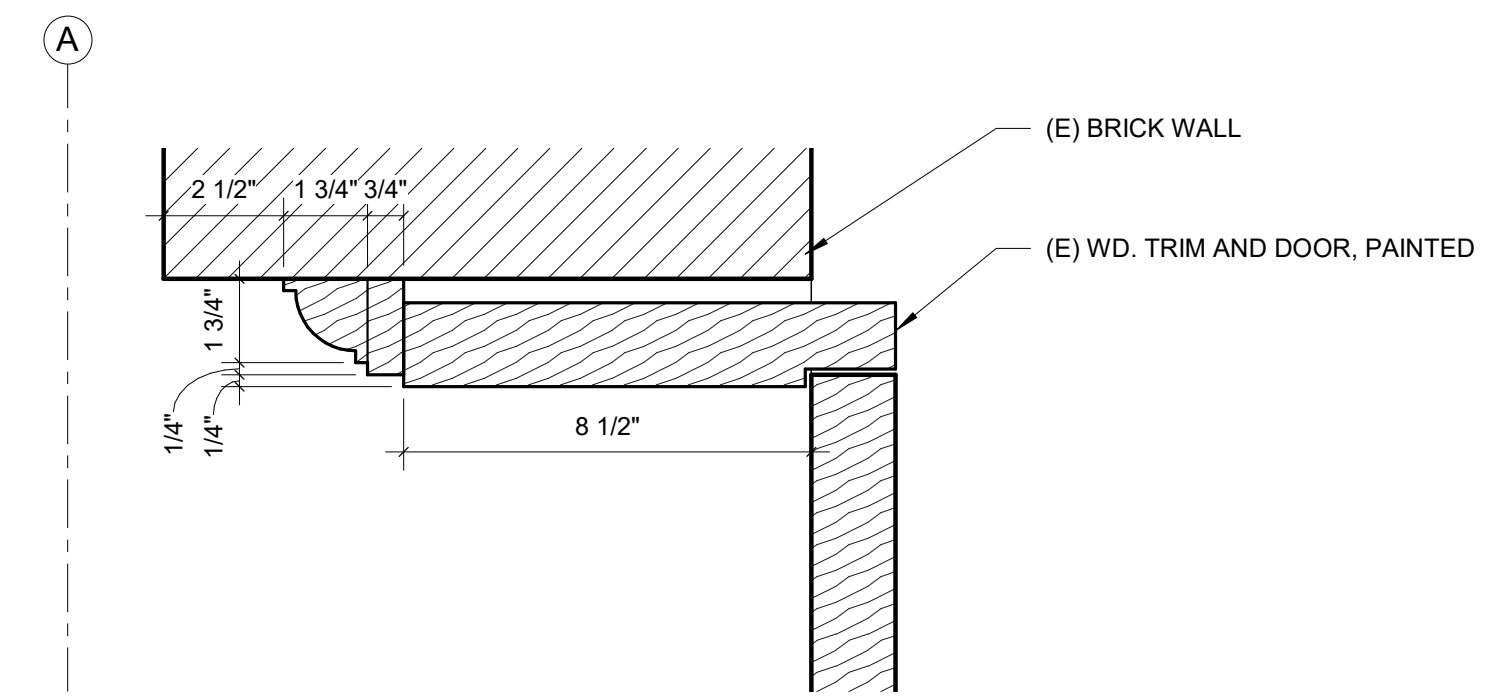


NOTE: REPLACE EXISTING DOUBLE DOOR WITH REPLICA

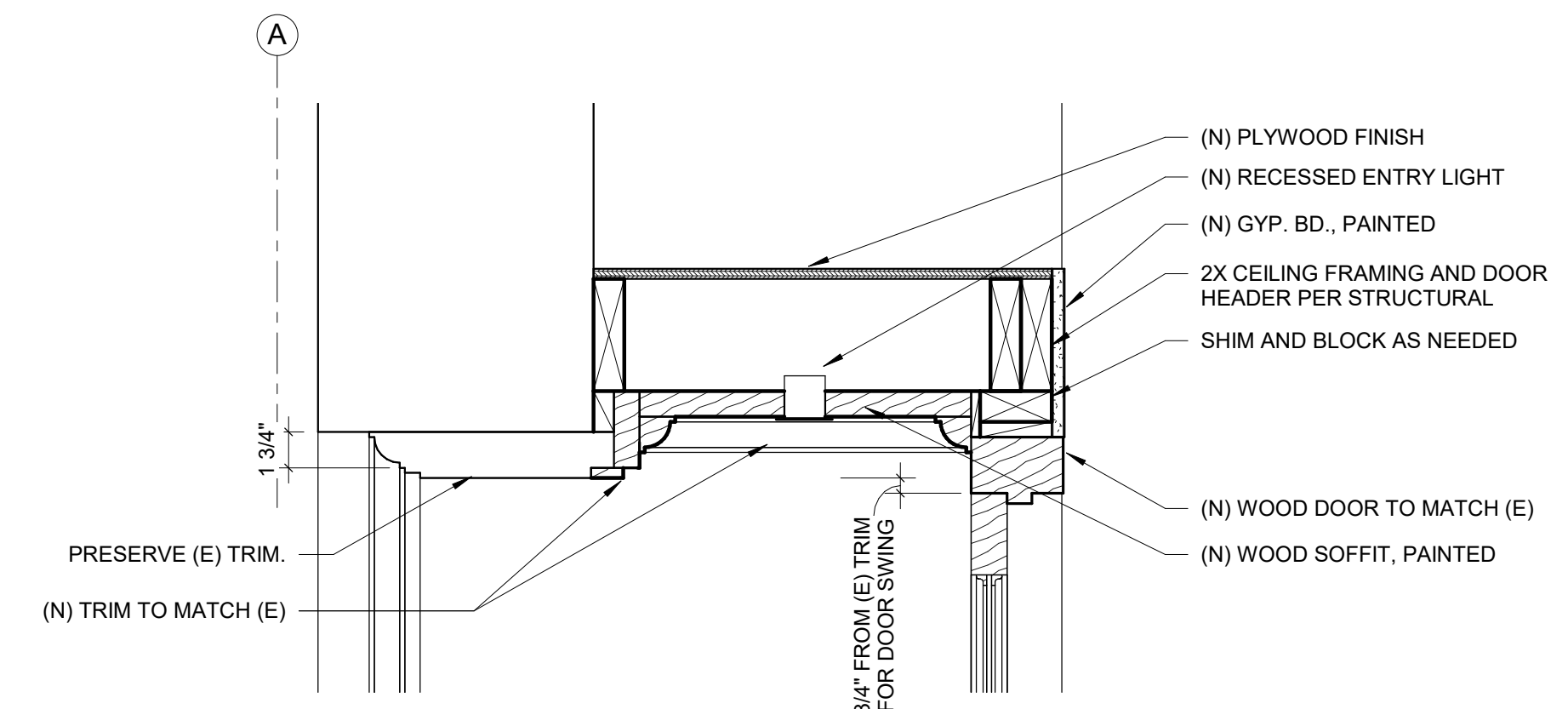
1 ENLARGED WEST DOOR  
3/4" = 1'-0"



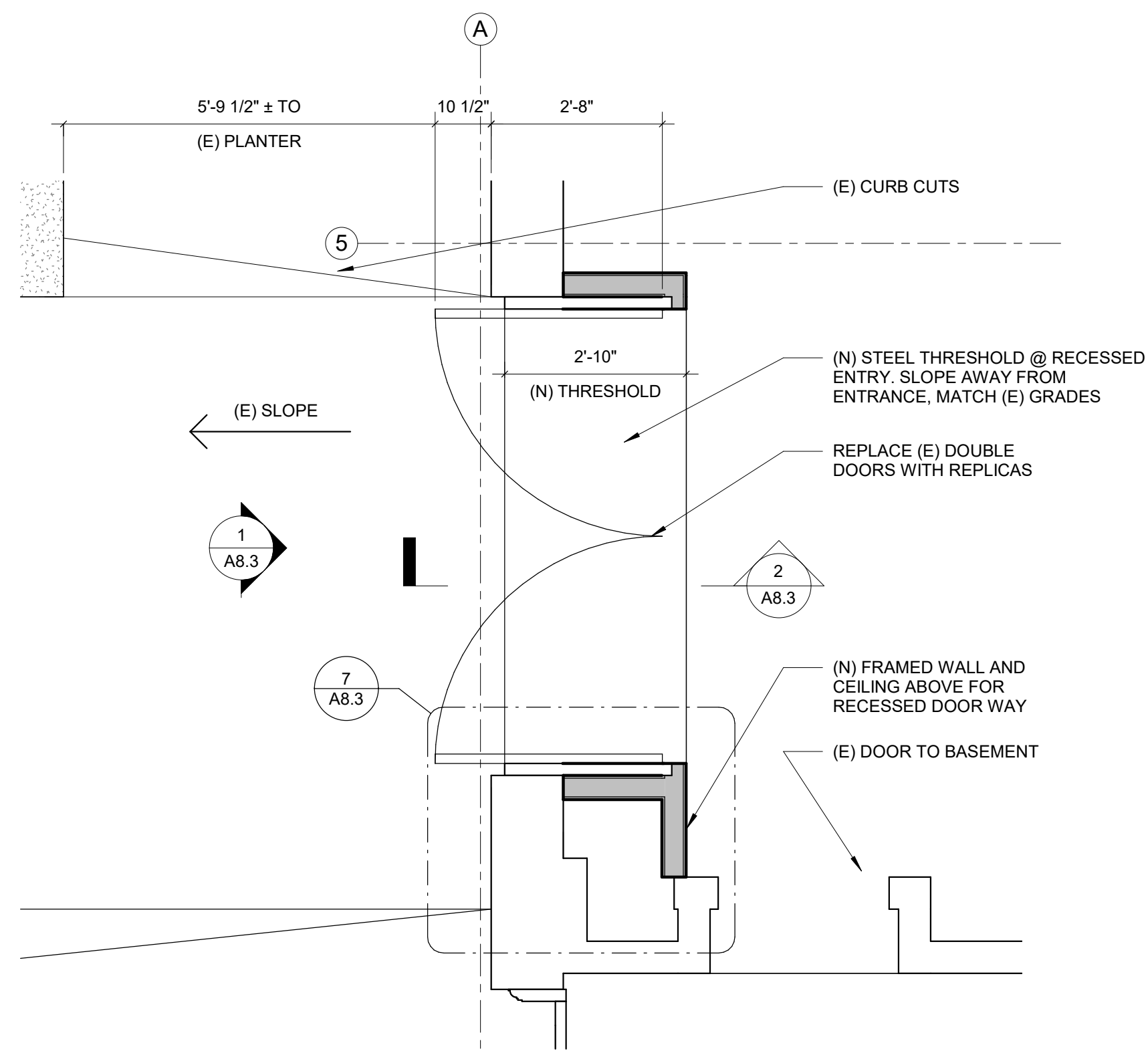
2 SECTION @ (N) RECESSED ENTRY  
3/4" = 1'-0"



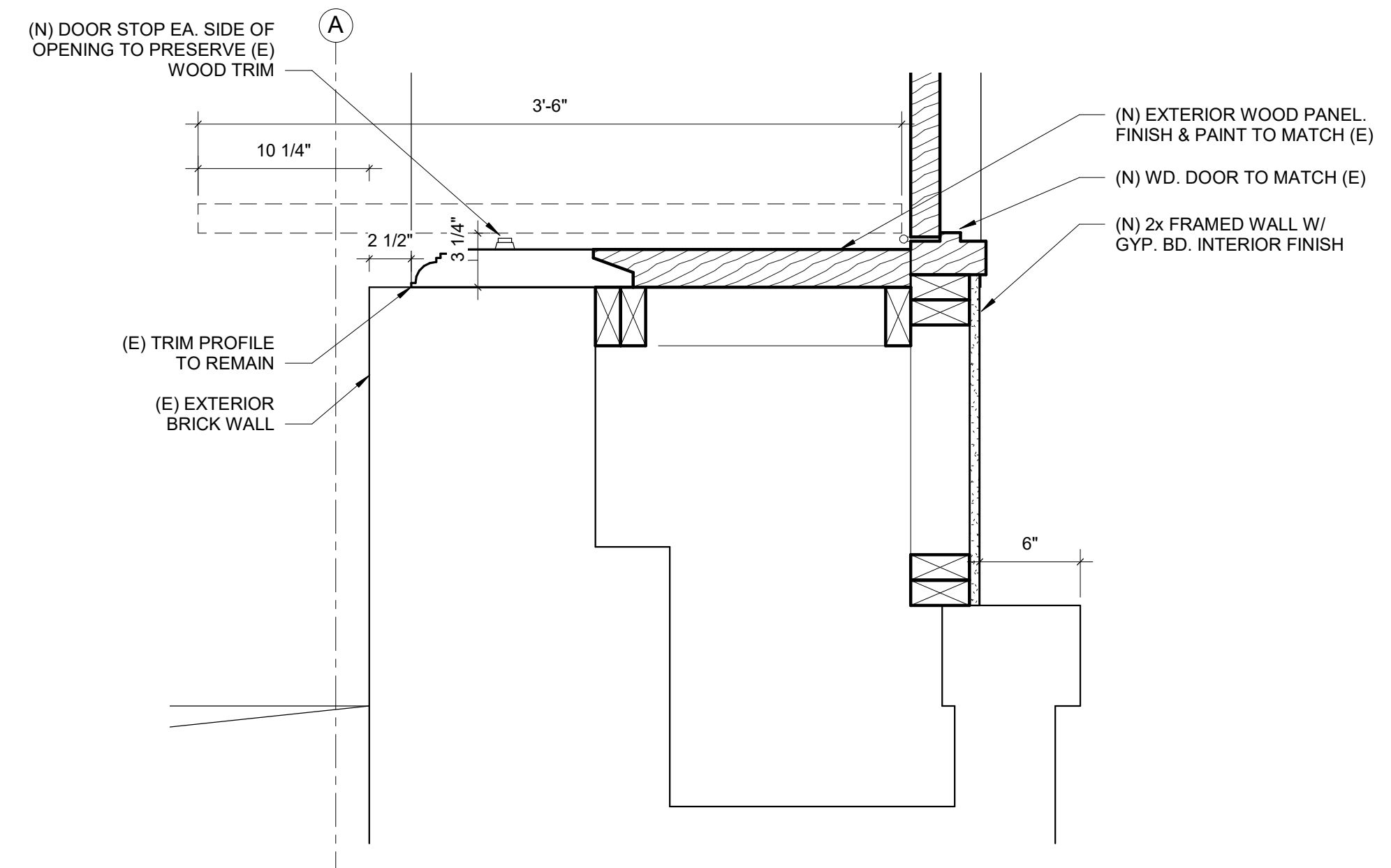
3 EXISTING WEST DOOR TRIM PROFILE  
3" = 1'-0"



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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No.	Date



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



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HISTORIC REVIEW

4/6/18

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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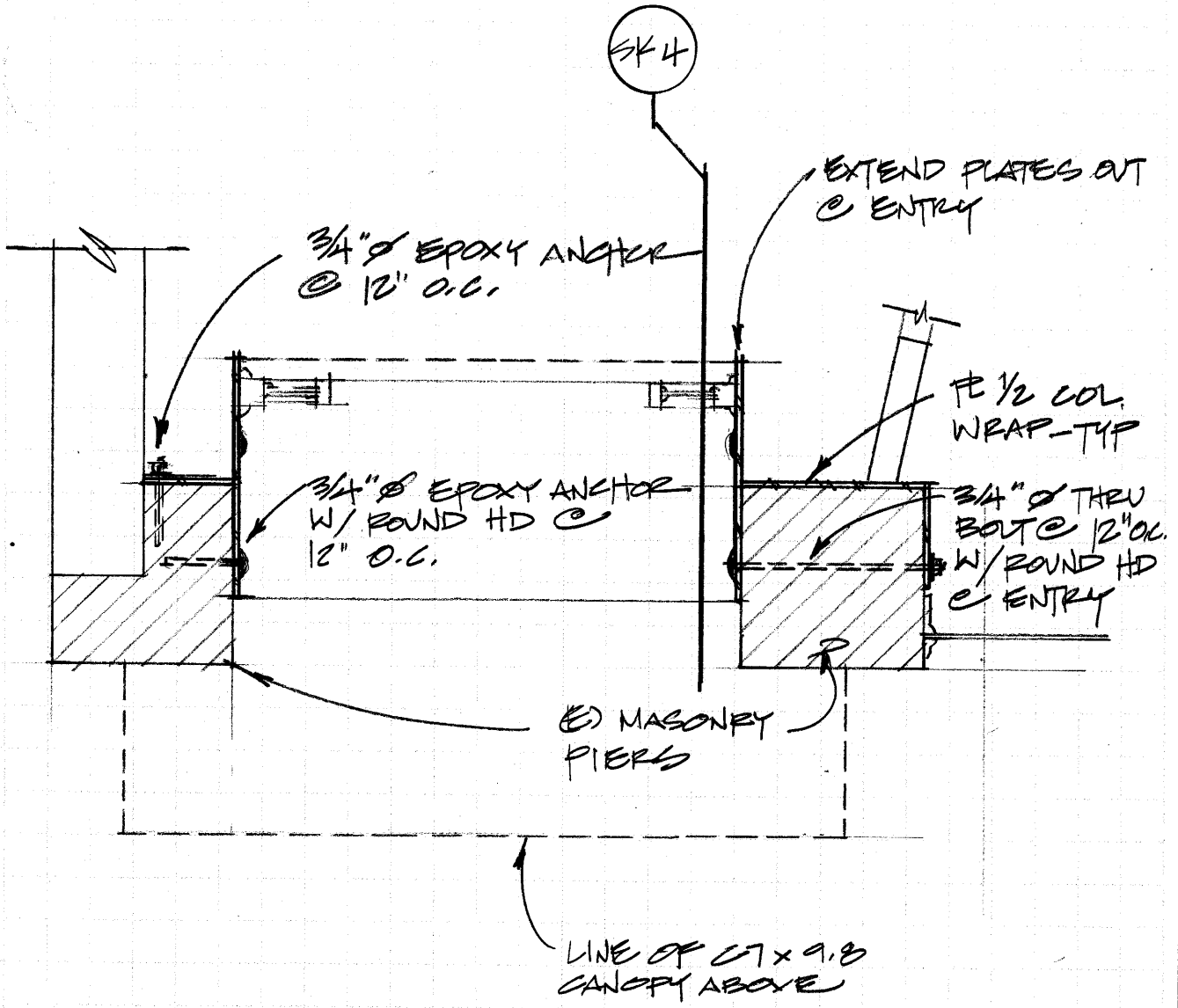
No.	Date

EXTERIOR  
 PERSPECTIVES

**A9.2**

Project: Taylor Dale Building  
608 NE 3<sup>rd</sup> Street  
McMinnville, OR 97128  
Client: EMA

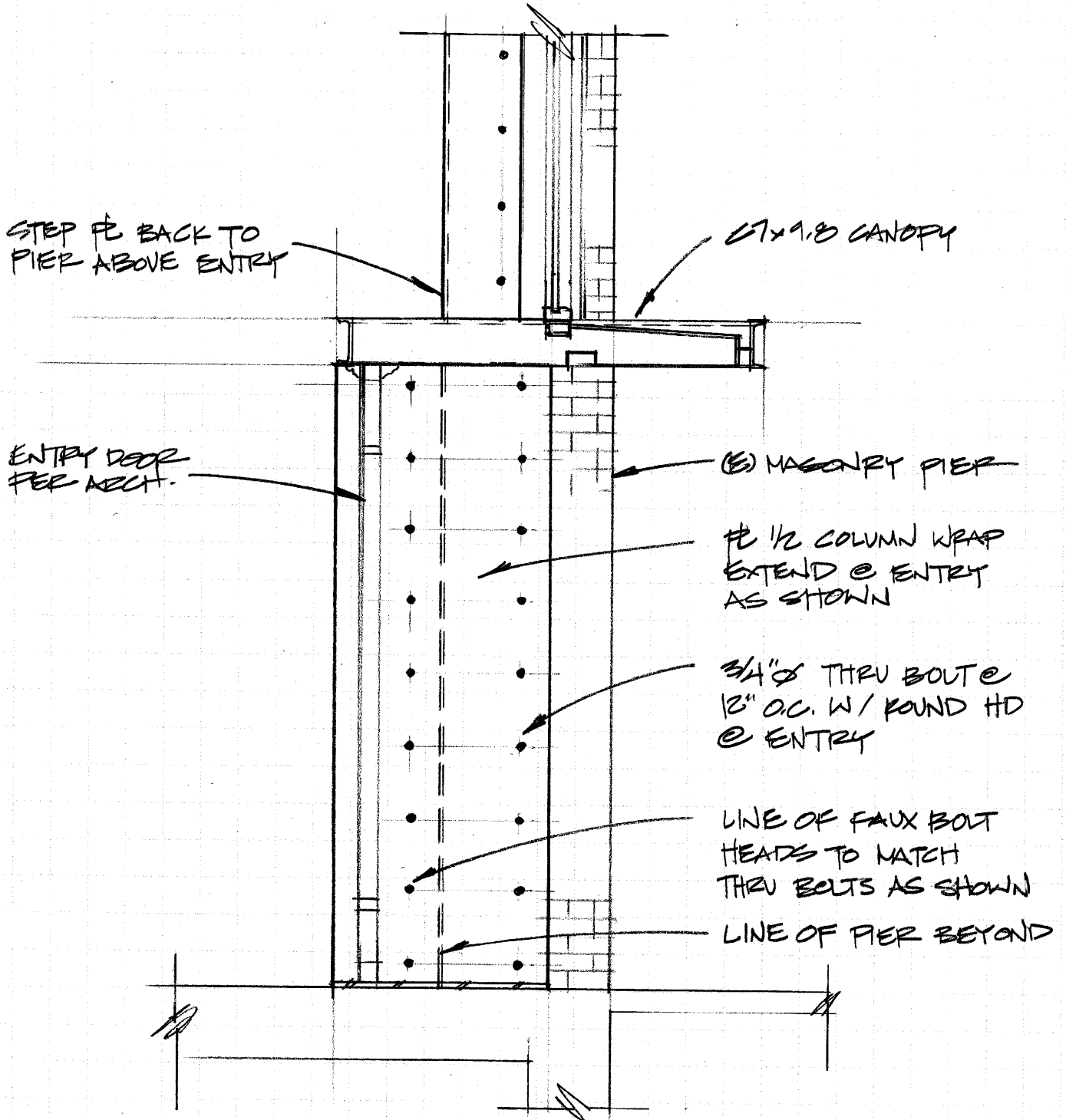
Date: 4/1/18  
Page: SK-5  
By: MS  
Job #: 217267



SK 3 ENTRY PARTIAL PLAN  
1/2" = 1'-0"

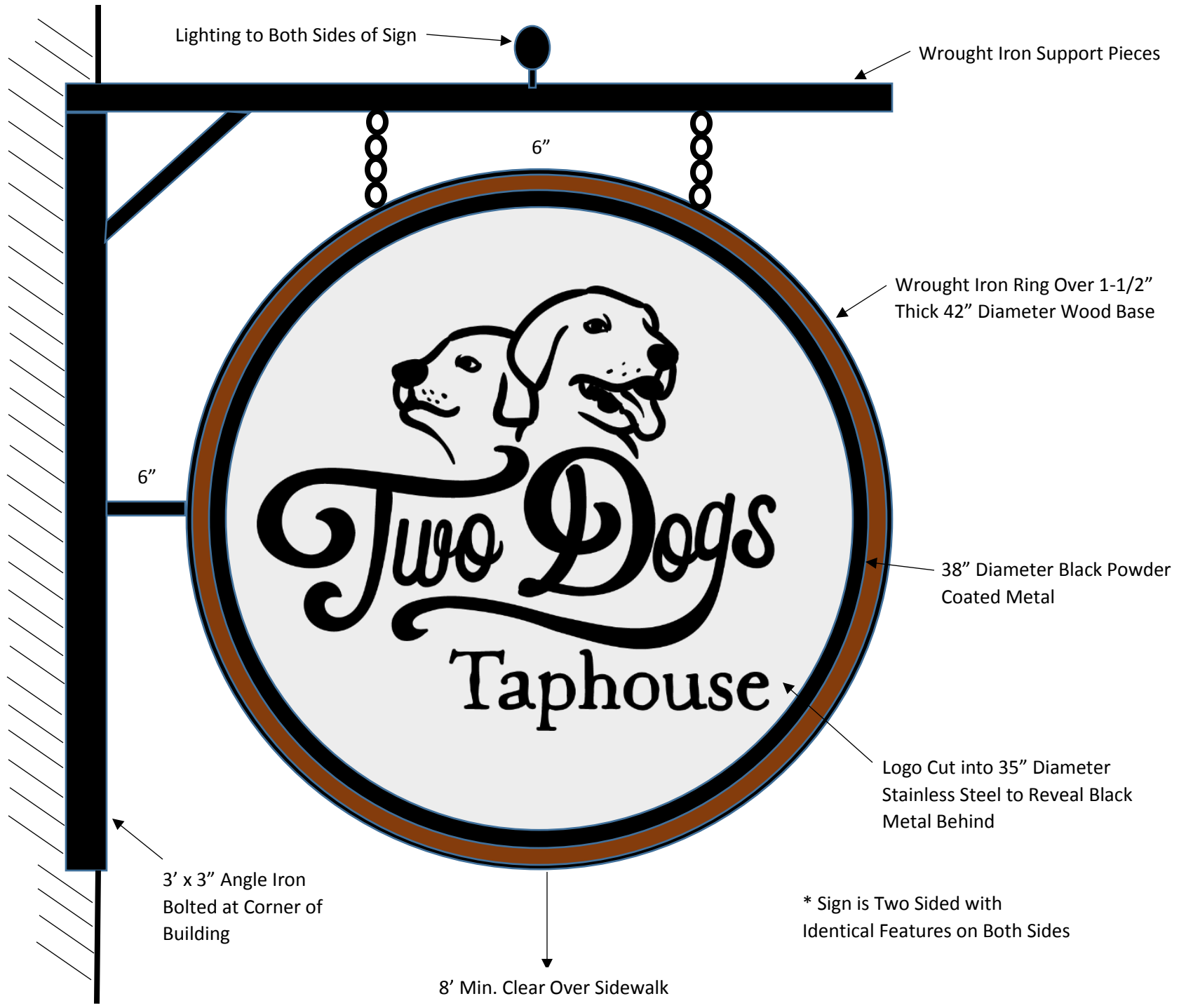
Project: Taylor Dale Building  
608 NE 3<sup>rd</sup> Street  
McMinnville, OR 97128  
Client: EMA

Date: 4/4/18  
Page: ~~4~~  
By: ~~VS~~  
Job #: 217267



SK4 ENTRY SECTION  
1/2" = 1'-0"





Lighting to Both Sides of Sign

Wrought Iron Support Pieces

6"

Wrought Iron Ring Over 1-1/2" Thick 42" Diameter Wood Base

6"

38" Diameter Black Powder Coated Metal

Logo Cut into 35" Diameter Stainless Steel to Reveal Black Metal Behind

3' x 3" Angle Iron Bolted at Corner of Building

\* Sign is Two Sided with Identical Features on Both Sides

8' Min. Clear Over Sidewalk