



**City of McMinnville**  
**Planning Department**  
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## **EXHIBIT 1 - STAFF REPORT**

**DATE:** October 22, 2018  
**TO:** Historic Landmarks Committee Members  
**FROM:** Chuck Darnell, Senior Planner  
**SUBJECT:** HL 9-18 – Demolition Request – 180 NE 7<sup>th</sup> Street

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### **Report in Brief:**

A request for the demolition of a historic resource that is listed on the Historic Resources Inventory to be reviewed by the Historic Landmarks Committee.

### **Background:**

The applicant, Harold Washington, submitted a Certificate of Approval application to request the demolition of a historic resource that is listed on the Historic Resources Inventory. The subject property is located at 180 NE 7<sup>th</sup> Street, and is more specifically described as Tax Lot 100, Section 20AD, T. 4 S., R. 4 W., W.M.

The historic designation for this particular historic resource relates to the structure itself. The structure, which was constructed as a single family home but was converted internally into office uses, is located north of the downtown core of McMinnville on the southwest corner of the intersection of NE Baker Street and NE 7<sup>th</sup> Street. The structure is designated as a “Contributory” historic resource (Resource C334), which is the third tier (out of four tiers) of historic resources on the Historic Resources Inventory. The statement of historical significance and description of the property, as described in the Historic Resources Inventory sheet, is as follows:

This one and a half story bungalow is being remodeled into business offices. One enters the north on red brick steps to a full-width porch which is under the extending roof. Two boxed pillars support the porch overhang on either corner and there is a low railing on either side of the entrance.

The front dormer has three windows and shed roof. The back dormer extends and is flush with the first story wall.

Beveled siding has been used with corner boards. There are roof brackets and exposed rafters.

On the east side, there is a rectangular bay with a shed roof. Fenestration is not regular. Cornice moulding is found on the windows.

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The Historic Resources Inventory sheet for the resource does not include the year of original construction. However, upon further analysis of Sanborn maps for the area, the structure appears to have been constructed sometime between 1912 and 1928.

Chapter 17.65 (Historic Preservation) of the McMinnville City Code requires that the Historic Landmarks Committee review and approve a Certificate of Approval for a request to demolish any historic resource.

The current location of the historic resource is identified below (outline of property is approximate):

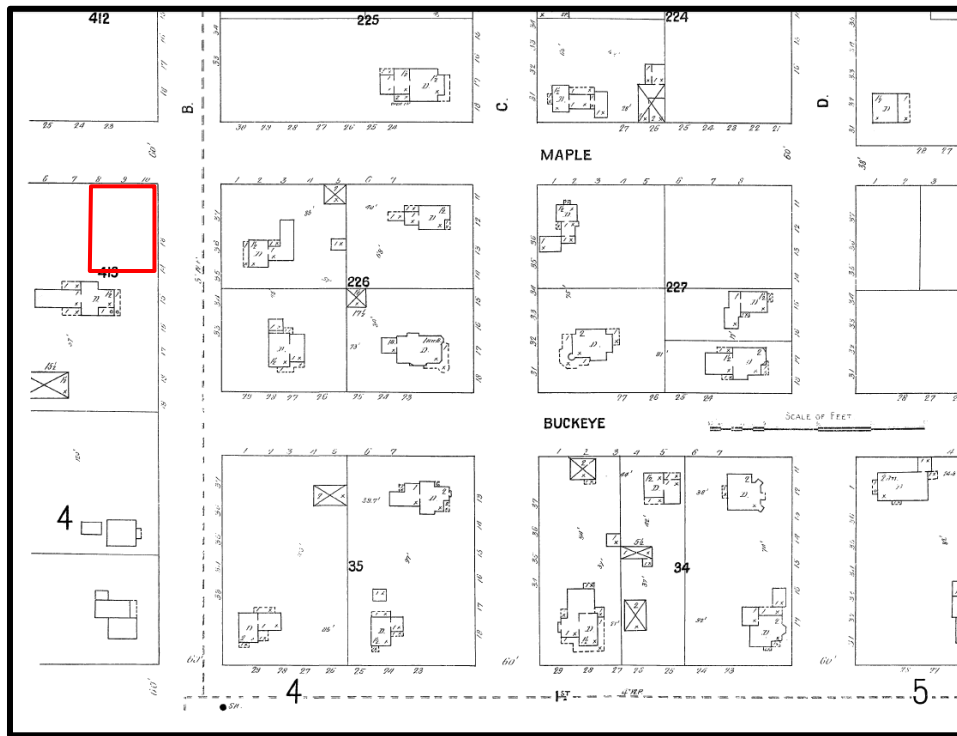


The structure as it exists today can be seen below:

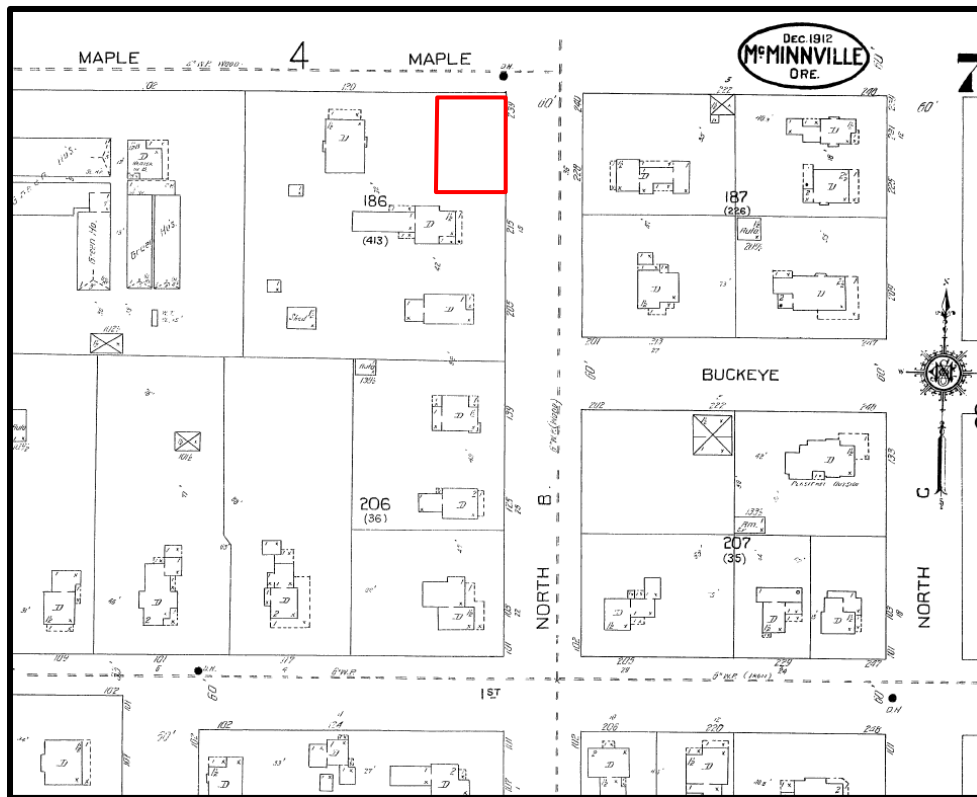


The Sanborn maps showing the property are also identified below (outlines of property are approximate):

1902 Sanborn Map (Sheet 2):

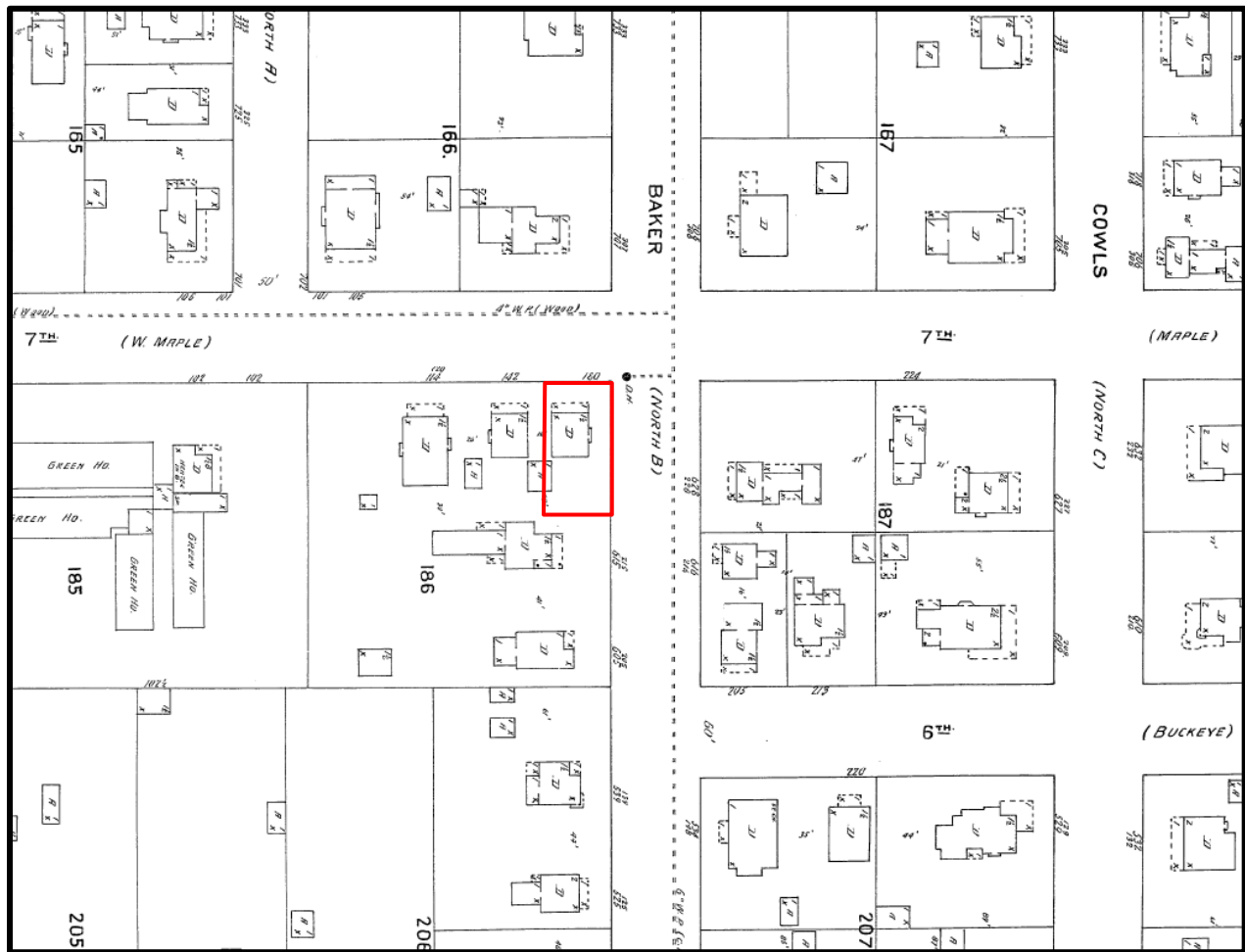


1912 Sanborn Map (Sheet 7):

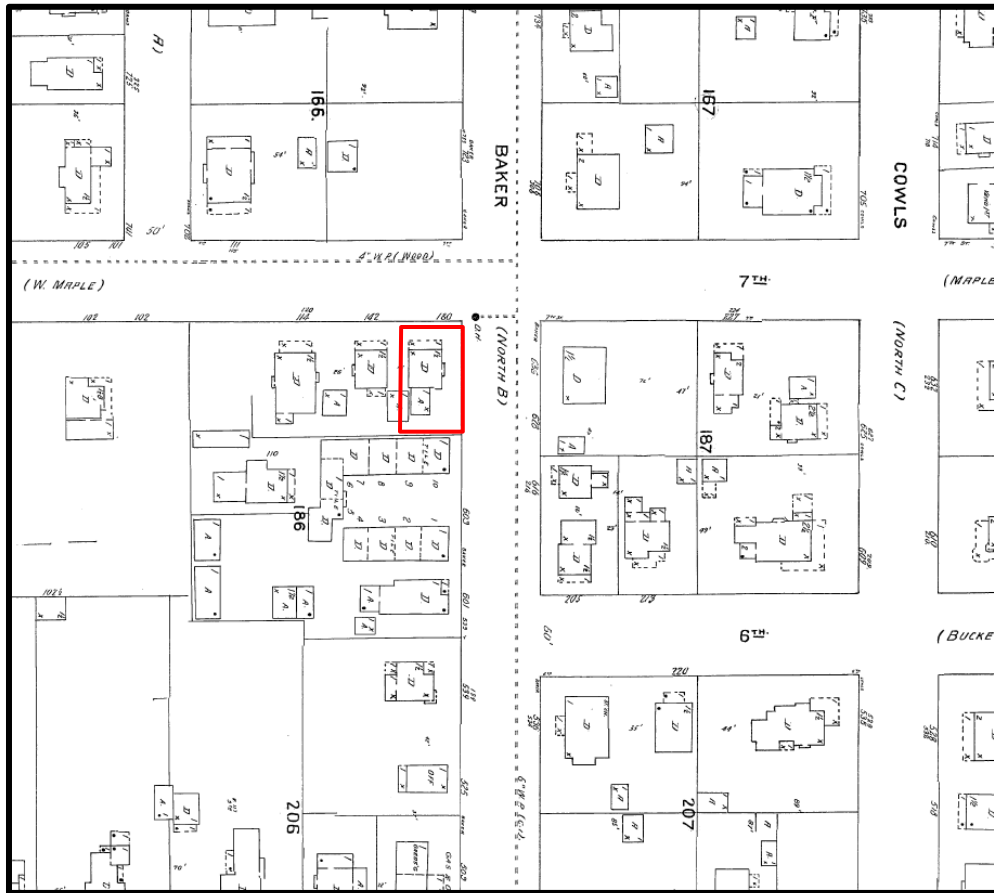


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1928 Sanborn Map (Sheet 10):



1945 Sanborn Map (Sheet 10):



**Discussion:**

The applicant is requesting that the Historic Landmarks Committee approve the request to demolish the historic resource located on the property. The applicant is the current owner of the property, and intends to redevelop the site with a surface parking lot to provide additional off-street parking for a larger redevelopment project immediately to the south on a separate property. A site plan has been provided by the applicant showing the intended use of the property if the demolition was approved.

The site plan of the proposed use can be seen below:



- (a) Stabilize and improve property values through restoration efforts;
- (b) Promote the education of local citizens on the benefits associated with an active historic preservation program;
- (c) Foster civic pride in the beauty and noble accomplishments of the past;
- (d) Protect and enhance the City's attractions for tourists and visitors; and
- (e) Strengthen the economy of the City.

The focus of the comprehensive plan goal and the purpose of the Historic Preservation chapter are to restore and preserve structures that have special historical or architectural significance. A demolition clearly does not meet that intent, so the other demolition review criteria that were established as part of the City's Historic Preservation program must be met in order to approve the demolition. Those will be described in more detail below.

- (2) The economic use of the historic resource and the reasonableness of the proposed action and their relationship to the historic resource preservation or renovation;

The historic resource was originally constructed as a single family home, but in the 1980s was remodeled and converted to commercial office uses. The building was leased out to individual businesses periodically since the time it was converted to office uses. The applicant has provided the most recent property tax information, which show a real market total value of \$204,250 in the 2017 tax year. The real market value of the building on the subject property is shown at \$101,663 in the 2017 tax year. The applicant has stated that the "only economic use of this Historic Resource as it exists today is the fact that it creates a minimal amount of tax income" and that the applicant would be "improving the property values of this property through the demolition of this building and the adjacent ten-plex structure in order to develop the new multi-tenant building and parking lot".

The applicant has also stated in their narrative that "There is no current economic use of the property as it exists today due to the current deterioration of the building as it stands" and that the resource "cannot be reasonably preserved or renovated (sic)". These statements are based on the condition of the structure and the estimated cost to renovate the structure. The applicant has provided cost estimates for the renovation of the structure, as well as for the demolition of the existing structure and replacement with a similar structure. It should be noted that the cost estimate for the replacement of the structure, and the narrative that speaks to the replacement, assumes that the demolition of the existing structure would be approved. However, the applicant has stated in their application and narrative that they have no intention of replacing the structure, should the demolition request be approved. Their intention, as shown in the "proposed use" site plan, is to construct a surface parking lot with 5 parking spaces that would connect to the surface parking lot on the property to the south (which is proposed to be redeveloped into office use).

Therefore, the cost estimate to renovate the existing structure should be analyzed and considered in terms of the economic use of the historic resource and the reasonableness of the proposed action. The renovation cost estimate provides line item estimates for a variety of work, which totals up to \$517,200. The cost estimate includes another approximate cost of work of between \$510,000 and \$575,000, which may include administrative costs (which were estimated at \$50,000). Some of the larger line items are related to the deteriorated conditions of the existing structure (which are documented in the application and will be discussed in more detail below during the description of the physical condition of the historic resource). Those larger line items include new plumbing (\$62,000), new electrical (\$48,500), installation of new Hardie siding (\$41,000), removal of existing flooring and repair and replacement of flooring as necessary (\$39,500), removal and disposal of existing drywall, lathe and plaster (\$27,000), installation of perforated pipe to improve drainage around the structure (\$26,000), foundation repairs due to dry rot (\$25,000), new drywall (\$24,000), and repair and installation of new subwalls (\$21,000).

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It is unclear whether the cost estimates provided assume a renovation that would bring the structure back to commercial building code standards, or if the cost estimates assume renovating the structure to residential building code standards. The type of construction will impact renovation costs, as commercial building code standards could require more extensive improvement. However, the property is zoned C-3, and could be used either for commercial use or other types of uses that are permitted in the C-3 zone such as short term rentals or multiple family dwellings. Those types of uses, while allowed in the C-3 zone, would be required to meet residential building code requirements.

In regards to the use of the property to the south, the applicant has argued that the demolition is required to allow for redevelopment to occur to the south. Specifically, the narrative states that “We propose to remove the existing structure and provide: approved landscaping, additional off street parking and a safer entry/exit for the site address 609 NE Baker Str. directly to the south. There is new construction proposed for 609 NE Baker Str. already in progress. In doing so, this will add to the City’s downtown business appeal as well as additional property tax income as it will enhance the new construction site’s entrance and exit.” It is important to note that these statements relate to the use of the property to the south. However, the review criteria related to economic use and reasonableness of the proposal do not necessarily extend to the property to the south, as that property is not associated with the demolition of the historic resource at 180 NE 7<sup>th</sup> Street and there are no historic resources on the property to the south. The redevelopment of the property to the south can occur, potentially differently than the property owner currently proposes, without the demolition of the historic resource in question. The Historic Landmarks Committee must consider the economic use of only the historic resource in question at 180 NE 7<sup>th</sup> Street.

Other items of importance to note in regards to economic use of the property are that the applicant included some statements in their narrative related to zoning, which need to be clarified. The applicant has stated that “a replacement would not be allowed on this property as the current lot does not measure at least 5,000 square feet”. However, the zoning of the property is C-3 (General Commercial), which does not have a minimum lot size for commercial uses, and the most recent use of the existing historic resource was commercial. The applicant also states in the narrative that the “site is not large enough to preserve or accommodate its present zoning”. This statement is unclear, and as noted above, there is no minimum lot size in the C-3 zone. There are also no setback requirements in the C-3 zone that would apply to the property in question, as it is completely surrounded by other C-3 zoned property. If the existing structure were renovated and used as it was most recently (as commercial space or office space), off-street parking requirements would also not be applied (per Section 17.60.060), and so there would be no limitation on the use of the structure. There is also approximately 30 feet on the south side of the property, between the existing building and the south property line, that could be used for off-street parking spaces should they be required for any potential use.

While the cost estimates provided are significant, they do represent the fact that reinvestment in the existing structure could bring it back into usable commercial space. If the structure was preserved and renovated, the historic resource could again provide leasable space for commercial uses or be used for other uses allowed in the C-3 zoning district (such as short term rentals or multifamily housing). There are multiple other properties in the C-3 zone that were originally constructed as single family homes and are currently in the process of being renovated. These properties are located at 309 NE 5<sup>th</sup> Street (resource C363), 518 NE Cows Street (resource C362), and 435 NE Johnson Street (resource C804). While each of these properties have different characteristics and varying levels of physical condition prior to renovation, it does show that there is likely market demand for and potential economic use of commercially-zoned structures similar to the historic resource in question. Also, in regards to the applicant’s statements about property tax revenue, the renovation of the historic resource would improve the property values and result in increased property tax revenues, as opposed to the demolition of the structure and replacement with a surface parking lot, which would carry very low improvement values for tax assessment purposes.

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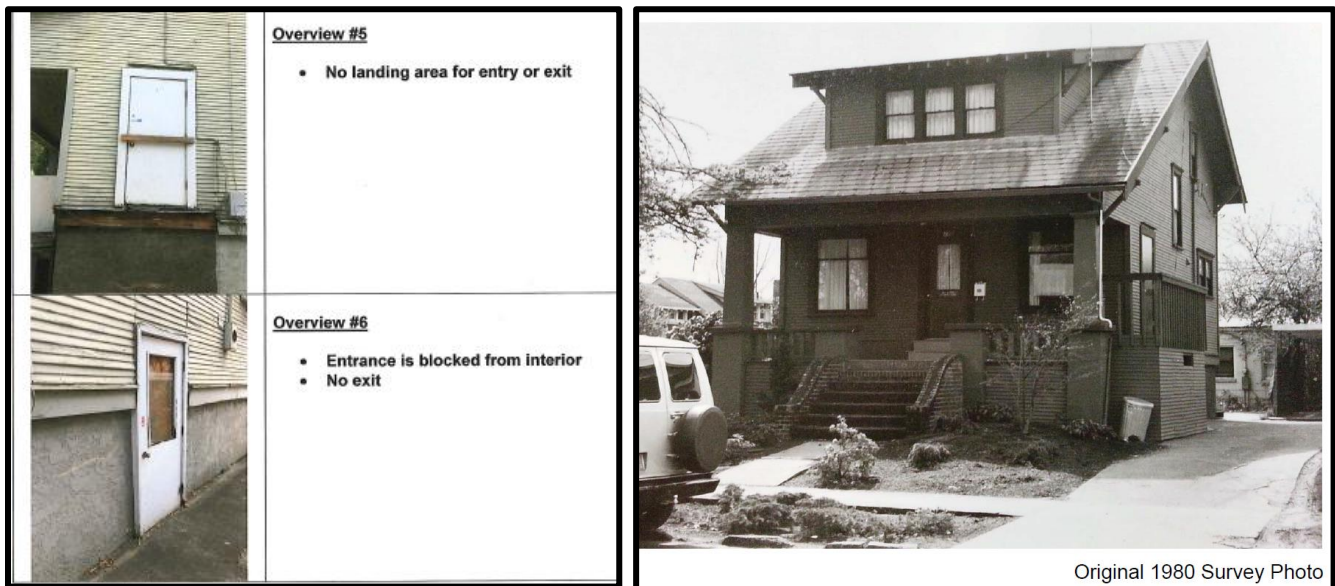
Based on the information provided, staff believes that the Historic Landmarks Committee would need to find that the renovation costs are not economically feasible, given the potential economic use if the structure was renovated, in order for this review criteria to be satisfied. If that finding is made, staff would recommend that the Committee request more than one qualified contractor’s estimate of the renovation of the existing structure to ensure that accurate cost estimates are being provided. In doing so, it should also be pointed out that because the historic resource is listed as a contributory resource, the Historic Preservation design standards and guidelines in Section 17.65.060 of the McMinnville City Code would not apply. Therefore, there would not be any specific historic design standards required for building features being repaired and replaced, which could make renovations more cost effective.

(3) The value and significance of the historic resource;

The applicant has stated that the historic resource is “considered Contributory and is not within the downtown core boundary”. Other statements throughout the applicant’s findings and narrative related to this review criteria are that the “building is not a unique structure”, “has been modified into a multi-use building and no longer represents its original historical attraction”, “has never been listed as a public building”, and “is NOT listed on the National Registry of Yamhill County”.

While the structure is not listed on the National Register of Historic Places, the structure is listed on the McMinnville Historic Resources Inventory as a contributory resource. Properties that are listed on the Historic Resources Inventory are not identified in any type of document recorded against the property records, but the property owner at the time of listing in 1987 would have been notified of the listing. As the property changed ownership, it becomes a responsibility of the new owner to verify the status of the property with the City of McMinnville Planning Department as part of their due diligence in the purchase of the property.

The structure was already being remodeled into business offices at the time of its listing on the Historic Resources Inventory, and included some of the exterior additions and entrances referred to in the applicant’s narrative and shown in the photos, as seen below:



The significant historic and architectural features that were described in the statement of historical significance on the Historic Resources Inventory sheet still exist on the historic resource today. Those include the “red brick steps” leading to the “full-width porch which is under the extending roof”, “boxed

pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, a “back dormer” that “extends and is flush with the first story wall”, “beveled siding... with corner boards”, and roof brackets.

The applicant has noted that some of these features have deteriorated or been changed. Wooden handrails have been added to the red brick steps leading to the porch. The applicant has stated that the original pillars on the porch were round, but were boxed in at a later date. The beveled siding is still in place, but is in poor condition. The applicant also noted that the roof brackets as they were described in the Historic Resources Inventory sheet are not actually roof brackets, but are gussets to support the roof. However, these features still exist today and contribute to the character and significance of the historic resource. The boxed pillars existed at the time of the listing of the structure on the Historic Resources Inventory. The roof brackets, or gussets, are still in place and provide the decorative roof bracket feature that is evident on many Craftsman bungalows in McMinnville, even if they are not true, functional roof brackets. The overall form of the structure is still almost entirely the same, including the front dormer with a shed roof, a rectangular bay with a shed roof on the east side of the structure, and the back dormer that extends and is flush with the first story wall.

Historic resource as it existed in 1980 and currently (2018):



Original 1980 Survey Photo

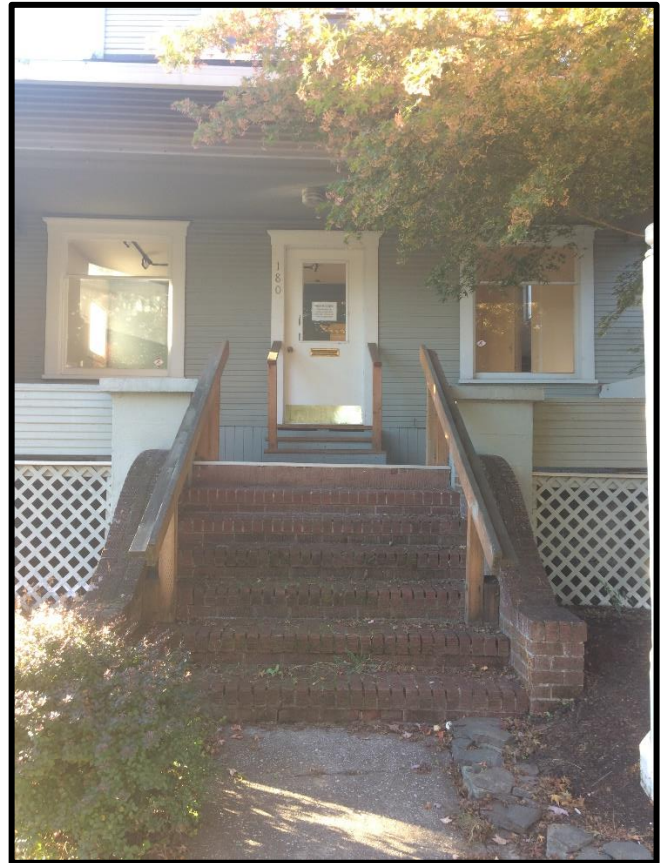


Close up views of the existing condition of overall architectural form and historic details including “red brick steps”, “full-width porch which is under the extending roof”, “boxed pillars” on the porch, a “front dormer” with “three windows and shed roof”, a “rectangular bay with a shed roof” on the east side of the structure, and a “back dormer” that “extends and is flush with the first story wall”:

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Due to the overall architectural form and more detailed historic features still being in place, staff believes that the demolition proposal does not satisfy this review criteria, as the historic resource still retains much of the significance and historical value that existed at the time the resource was listed on the Historic Resources Inventory.

(4) The physical condition of the historic resource;

The applicant has provided photos serving as evidence of the existing physical condition of the historic resource. The structure has deteriorated due to failure to maintain the exterior and interior of the structure, and there are also some additions and renovations that may have been completed improperly. On the exterior of the structure, photos were provided showing damaged siding, rot damage in some of the wood features in the stairs, porch walls, and doors. Some of the additions to the main structure, such as stairs serving added entries, are in poor condition with wood rot and are separating from the main building. Photo #24 and photo #77 state that the front porch is not connected to the main structure and that the red brick steps are falling away from the porch.

There are also photos that the applicant has provided as evidence of the poor physical condition of the interior of the building. There appears to be mold in many areas in the basement and potential water

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damage in some of the walls and ceilings, which could be the result of improper drainage on the site and around the foundation of the building. Much of the interior of the building has been altered and remodeled in a manner that is not consistent with the historical period of construction and there does not appear to be any original materials on the interior of the building.

While there are issues with the interior of the building, it should be noted that there are no standards in place in the City's Historic Preservation requirements (Chapter 17.65) that require any particular form of construction or design on the interior of a historic resource. The historic resource is also a contributory resource, so there is no requirement that the renovation of the structure meet any Historic Preservation design standards or requirements in Section 17.65.060 of the McMinnville City Code. It is likely that the interior of the building would require a complete remodel with the removal and replacement of much of the building materials and finishes, but most of the work could be completed and still preserve the overall exterior architectural form of the structure that still exists today. Many of the issues on the interior that the applicant describes and shows with photos as being more extensive, such as mold and water damage, could be addressed by, first improving the exterior of the building as described in the renovation cost estimate provided (replacing siding and doors properly and directing water away from the foundation – photo #13 stated that drainage was not connected), and then remodeling the interior of the building. Other exterior improvements that were included in the renovation cost estimate, such as shoring of foundation walls, waterproofing, and installation of perforated pipe would prevent further damage and significantly improve the physical condition of the historic resource. There is also a potential for the additions to the property, such as the stairs from added entries and exits that are separating from the building, being removed and the entries or exits being closed as other renovations occurred.

Staff agrees with the applicant that the physical condition of the historic resources is poor, but the Historic Landmarks Committee could find that the overall architectural form and more detailed historic features that existed at the time the resource was listed on the Historic Resources Inventory are still in place, and that the retention of those characteristics outweighs the fact that the physical condition of some of those features has deteriorated.

(5) Whether the historic resource constitutes a hazard to the safety of the public or its occupants;

The applicant has argued that the historic resource's "physical condition including additions and modifications are a safety hazard as these elements are separating from the original structure" and also that the resource "has become a structural hazard to fire, life and safety". The applicant references the photos of the existing physical condition of the property to support their argument that the physical condition is creating a safety hazard. The applicant did provide evidence from their insurance company, PayneWest Insurance, showing that they will not provide building coverage due to the non-acceptability of the structure due to underwriting guidelines.

The building is currently sitting vacant, so does not constitute a hazard to its occupants. However, the applicant did not provide much findings for how the historic resource constitutes a hazard to the safety of the public. The applicant did state that they have "had to call the police to remove transients numerous times". Other than that issue, which could be addressed with more secure entrances and exits, it is unclear from the materials provided whether the historic resource constitutes an immediate hazard to the safety of the public. If the property owner invested the amount necessary to restore or reconstruct the existing structure, even at a minimum to better secure the structure and stabilize the additions separating from the structure, the potential public safety hazard would no longer exist. Therefore, if the Historic Landmarks Committee finds that the demolition can be approved, staff believes that findings for other review criteria should be better satisfied.

(6) Whether the historic resource is a deterrent to an improvement program of substantial benefit to the City which overrides the public interest in its preservation;

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The historic resource in question is not a deterrent to an improvement program, so this criteria is not applicable.

- (7) Whether retention of the historic resource would cause financial hardship to the owner not outweighed by the public interest in the resource's preservation; and

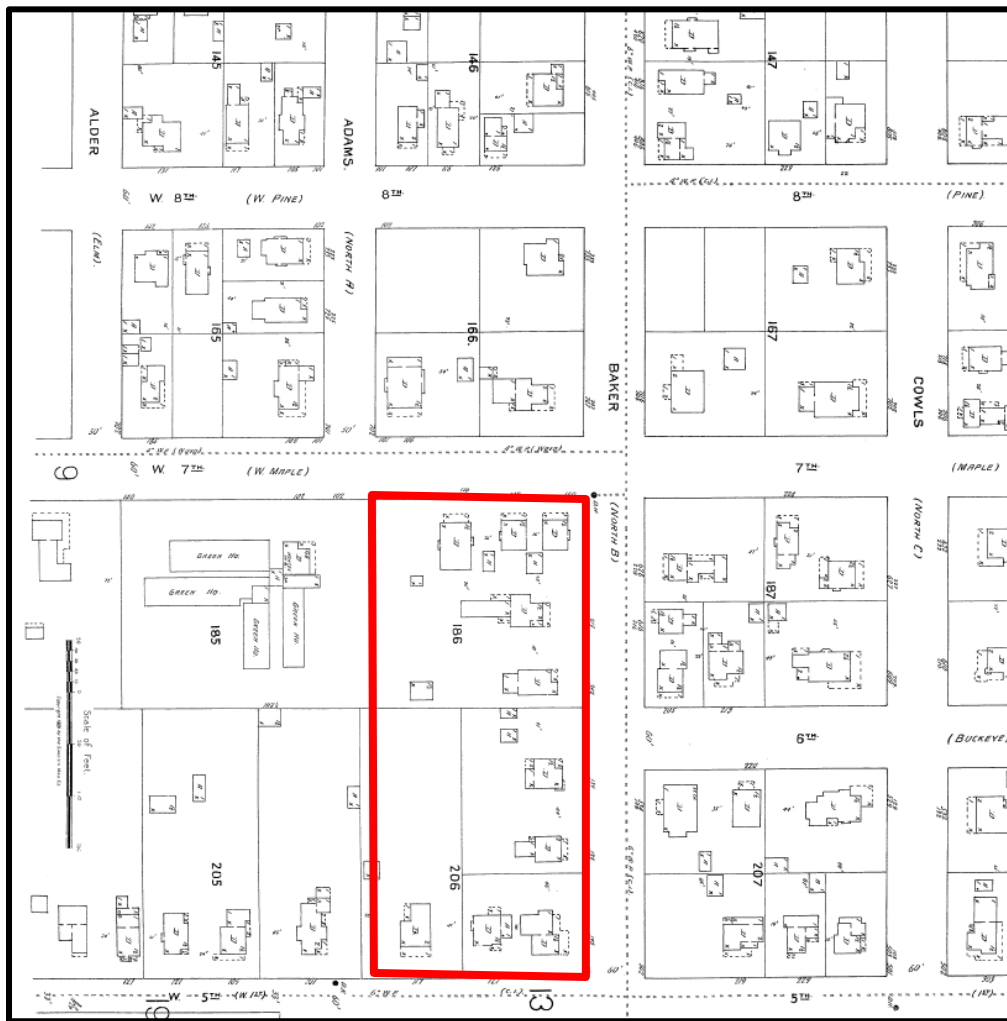
The applicant has expressed concern that the retention of the historic resource would cause financial hardship. As described in more detail above, the applicant is arguing that the level of investment required for the historic resource to be rehabilitated is not economically feasible. The Historic Landmarks Committee needs to determine whether the public benefit in the retention of the existing structure outweighs the financial hardship that could occur to the owner in the preservation of the historic resource.

As described in more detail above, the historic resource does still retain much of the overall architectural form and historic detailing that existed at the time the structure was listed on the Historic Resources Inventory. Also, the historic resource in question is located in an area that was originally constructed with other residential homes of a particular architectural form and character. The two properties immediately to the west of the subject historic resource, at 142 NE 7<sup>th</sup> Street and 114 NE 7<sup>th</sup> Street, are also listed as contributory historic resources on the Historic Resources Inventory (resource numbers C331 and C328, respectively). These historic resources were constructed in the same time period, with the property immediately adjacent to the west, at 142 NE 7<sup>th</sup> Street, first being shown on the Sanborn maps in 1928, the same year that the historic resource in question was shown. The structure immediately adjacent to the west was also constructed in almost the exact same architectural form as the historic resource proposed to be demolished, with a full-width front porch under an extended roof, pillars supporting each end of the front porch, a front dormer with shed roof and three windows, and a back dormer that is flush with the first story wall. This row of three bungalows with Craftsman architectural form and features, all of which are listed on the Historic Resources Inventory, creates a continuity of historic resources in an area that is void of many other buildings with historic character. From the 1928 Sanborn map, the block that the historic resource in question is located on appears to have previously contained more structures of a similar size as the remaining historic resources on the south side of NE 7<sup>th</sup> Street. The 1928 Sanborn map can be seen below (outline of the block in question is approximate):

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Staff believes that this continuity of existing historic resources creates a public interest in the preservation of the historic resource in question at 180 NE 7<sup>th</sup> Street. If the Historic Landmarks Committee finds that the existing structure has retained much of its historic significance and value in terms of its architectural form and historic character, as described in the description of the review criteria related to the historic resource’s value and significance above, the Committee could find that the resource being preserved would also be in the public interest due to the historic resource’s contribution to the historic character of the block on which it is located.

Photos of these historic resources are provided below:





(8) Whether retention of the historic resource would be in the best interests of a majority of the citizens of the City, as determined by the Historic Landmarks Committee, and, if not, whether the historic resource may be preserved by an alternative means such as through photography, item removal, written description, measured drawings, sound retention or other means of limited or special preservation.

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The applicant has provided various arguments for the demolition of the historic resource, as described in the description of the other review criteria above and in the applicant's narrative. The applicant is requesting that the demolition be approved, in summary, primarily based on the physical condition of the historic resource, the economic feasibility of the proposed renovation, and that the deteriorated condition of the structure has created a safety hazard.

To provide a finding for this review criteria, the Historic Landmarks Committee must determine whether the retention of the historic resource would be in the best interests of a majority of the citizens of the City of McMinnville. The fact that the structure is designated on the Historic Resources Inventory does mean that it provides some benefit to the overall historic character and history of the City of McMinnville. As stated in more detail above, staff believes that the existing historic resource still retains much of the architectural form and historical details that originally resulted in the structure being listed on the Historic Resources Inventory. With reinvestment in the property, the physical condition of the structure can be improved, which would also remove any question of the structure posing a safety hazard. Also, staff noted above that if those improvements occurred, the retention of the historic resource would continue to contribute to the historic character of the street and block that the historic resource is located on.

If the Historic Landmarks Committee agrees with staff's findings on the value and significance of the historic resource, the contribution of the historic resource to the historic character of the surrounding area, and that there would still be economic use of the resource if it was renovated, the Committee could find that the retention of the historic resource is in the best interests of a majority of the citizens of the City of McMinnville.

The Historic Landmarks Committee, if it is decided to approve the demolition request, could require that the applicant provide time for the general public to purchase and move the structure prior to demolition. This would provide an additional opportunity for preservation, should someone with the financial ability to do so have an interest in the preservation of the resource. This has been required of other demolitions of historic resources in the City. Staff has provided suggested conditions of approval related to this, should the Historic Landmarks Committee decide to approve the demolition request.

**Fiscal Impact:**

None.

**Committee Options:**

- 1) **APPROVE** the application, providing findings of fact for the required demolition review criteria.
- 2) **APPROVE** the application **WITH CONDITIONS**, providing findings of fact for the required demolition review criteria.
- 3) **DENY** the application, providing findings of fact for the denial in the motion to deny.
- 4) **CONTINUE** the application to a future Historic Landmarks Committee to allow for more information to be provided by the applicant. If continued, the continuation must be date specific.

**Recommendation/Suggested Motion:**

Based on the information provided, staff agrees with the applicant that the historic resource is in poor physical condition. Staff also agrees with the applicant in that there could be financial implications in retention of the resource due to the level of renovation that would be required to bring the historic resource

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back into compliance. However, staff does not believe that the applicant has provided findings in support of the value and significance of the historic resource, that the structure poses a safety hazard to the public, or that the demolition of the historic resource would be in the best interests of the City.

To summarize the descriptions and arguments provided in the staff report above, staff believes that the existing historic resource still retains much of the architectural form and historical details that originally resulted in the structure being listed on the Historic Resources Inventory. With reinvestment in the property, the physical condition of the structure can be improved, which would also remove any question of the structure posing a safety hazard. Also, staff noted above that if those improvements occurred, the retention of the historic resource would continue to contribute to the historic character of the street and block that the historic resource is located on, which could be found to be in the best interests of the citizens of the City of McMinnville. **Based on these findings for the review criteria in Sections 17.65.050(B)(3), 17.65.050(B)(5), 17.65.050(B)(7), and 17.65.050(B)(8), staff would recommend that the demolition application be denied. Staff has provided a draft decision document providing findings for denial, which is attached to this staff report.**

However, the Historic Landmarks Committee should review the information and arguments provided by the applicant during the public meeting, offer an opportunity for the applicant and the public to provide testimony, and then deliberate and determine whether the review criteria being satisfied by the applicant outweigh those that are not.

The Historic Landmarks Committee could find that the applicant has provided evidence that the structure is in poor physical condition and that the economic use of the structure could be limited due to the level of investment that might be required to renovate the structure. However, if the Historic Landmarks Committee finds the economic use and physical condition criteria to be more influential in the decision on the application, staff would recommend that the Committee, prior to voting on a decision to approve the demolition, first require the applicant to provide more than one qualified bid and contractor's estimate to be sure that the cost estimates to renovate the structure are accurate. It may be that the renovation costs could be much lower, which could influence the Committee's decision on the economic use of the resource and the level of investment required.

If the Historic Landmarks Committee does decide to approve the request for the demolition of the historic resource, staff is suggesting that a delay of the demolition permit be required as a condition of approval to allow for the opportunity to notice that the home is available to be moved or salvaged. A previous precedent for this timeframe on other demolition approvals has been 180 days. However, that specific timeframe is no longer in the code. Staff would suggest a delay timeframe of between 90 and 180 days. Staff is suggesting that the following conditions of approval be included to provide for additional opportunity to preserve the historic resource (with the timeframe amended based on the Historic Landmarks Committee's decision):

- 1) That within 20 (twenty) days of notification of the Historic Landmarks Committee's decision, the applicant shall place notice in the "News-Register" for a period of not less than 90 (ninety) days advertising that the subject structure is available either for relocation, or for salvage of historic items. During the 90-day period following the required advertising period, and prior to issuance of a demolition permit for the residence, asbestos abatement efforts may commence. Evidence of the advertisement shall be provided to the Planning Department prior to the issuance of the demolition permit for the subject structure.
- 2) That issuance of the demolition permit be delayed for 90 (ninety) days from the first day of advertising the subject structure for relocation or salvage.

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- 3) That prior to the issuance of the demolition permit for the subject structure, a minimum of 20 (twenty) digital photographs documenting exterior views of the subject structure shall be submitted to the Planning Department.

**Suggested Motion:**

If the Historic Landmarks Committee decides to deny the request, the following motion could be made:

**THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR DENIAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE AND PROVIDED IN THE DECISION DOCUMENT, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE DENIES THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7<sup>th</sup> STREET (RESOURCE C334).**

If the Historic Landmarks Committee finds that more information is required to make a decision on the application, such as providing additional contractor's estimates, the following motion could be made:

**THAT BASED ON THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE CONTINUES THE CERTIFICATE OF APPROVAL APPLICATION FOR THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7<sup>th</sup> STREET (RESOURCE C334) TO THE NOVEMBER 28, 2018 HISTORIC LANDMARKS COMMITTEE MEETING TO ALLOW FOR THE APPLICANT TO PROVIDE MORE INFORMATION INCLUDING AT LEAST TWO ADDITIONAL CONTRACTOR'S ESTIMATES OF THE RENOVATION COSTS OF THE HISTORIC RESOURCE.**

If the Historic Landmarks Committee decides to approve the request, the following motion could be made:

**THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7<sup>th</sup> STREET (RESOURCE C334).**

OR

**THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE DEMOLITION OF THE HISTORIC RESOURCE AT 180 NE 7<sup>th</sup> STREET (RESOURCE C334) WITH THE CONDITIONS RELATED TO PROVIDING OPPORTUNITY TO MOVE THE HISTORIC RESOURCE OR SALVAGE HISTORIC FEATURES.**

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