



**CITY OF MCMINNVILLE
PLANNING DEPARTMENT**
231 NE FIFTH STREET
MCMINNVILLE, OR 97128

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DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF CHANGES TO THE HISTORIC RESOURCES INVENTORY FOR THE HISTORIC RESOURCE LOCATED AT 618 NE THIRD STREET

- DOCKET:** HL 1-19 (Historic Resources Inventory Amendment)
- REQUEST:** Approval to amend the McMinnville Historic Resources Inventory by changing the level of significance of an existing historic resource. The existing historic resource is a building, which is classified as a Contributory resource (resource number C866.1). The specific request is to remove the Contributory classification from the building, and to designate the site that the existing building is located on as a Significant historic resource.
- LOCATION:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
- ZONING:** C-3 (General Commercial)
- APPLICANT:** Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** June 27, 2019
- HEARINGS BODY & ACTION:** McMinnville Historic Landmarks Committee
- HEARING DATE & LOCATION:** July 25, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.
- PROCEDURE:** An application for a Historic Resources Inventory Amendment is processed in accordance with the procedures in Section 17.65.030 of the McMinnville Municipal Code.
- CRITERIA:** The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.030(C) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.
- APPEAL:** As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission

Attachments:

Attachment 1 – Application and Attachments

within fifteen (15) days of the date written notice of decision is mailed. The City’s final decision is subject to a 120 day processing timeline, including resolution of any local appeal.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the Historic Resources Inventory Amendment (HL 1-19).

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RECOMMENDATION: APPROVAL WITH CONDITIONS
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Planning Staff: _____
Chuck Darnell, Senior Planner

Date: _____

Planning Department: _____
Heather Richards, Planning Director

Date: _____

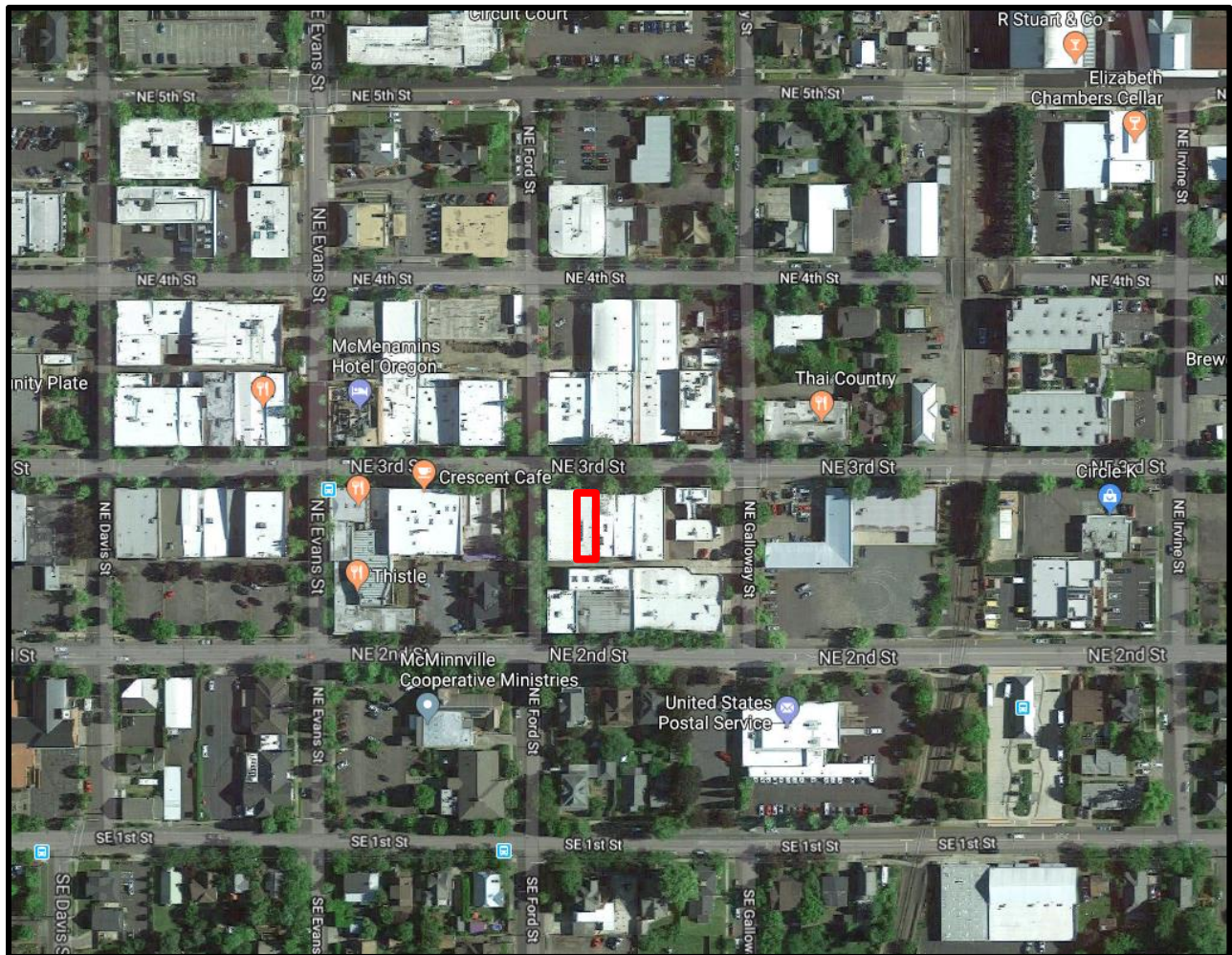
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site(s) and the request(s) under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff’s comments.

Subject Property & Request

The subject property is located at 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map



The building on the subject property is listed on the Historic Resources Inventory as a Contributory resource (resource number C 866.1). The property is also classified as a primary significant contributing property in the McMinnville Downtown Historic District that is listed on the National Register of Historic Places.

The statement of historical significance and description of the property, as described in the McMinnville Historic Resources Inventory sheet for the subject property, is as follows:

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This building is a small one story stuccoed commercial structure facing north on Third Street, mid block between Ford and Galloway streets. The interior shows the rafter supported flat wood roof and some of the walls toward the back appear to be brick. The façade is two bayed. Three lighted transoms superimpose a triple-leafed door and a large window. A parapet screen wall rises to a modified stepped gable. Originally the building was used for an electrical supplier store.

The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, is as follows:

This small, rectangular, one-story stucco building has a stepped parapet wall with no ornamentation. There are two storefront bays each with intact wood frame three-light transoms. The easternmost storefront has a wood frame plate glass window with a stucco bulkhead and the westernmost storefront has a wood frame glass door and two wood frame plate glass windows with wood panel bulkheads. Originally, a separate building, this building is now connected internally to the Taylor Dale Building.

The applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property as provided above. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. Based on this historic research, the applicant has submitted an application and request for a Historic Resources Inventory Amendment (HL 1-19).

The Historic Resources Inventory Amendment request was submitted for review concurrently with three other land use applications, as allowed by Section 17.72.070 of the MMC. The requested amendment is being reviewed concurrently with a Certificate of Approval for Demolition, Certificate of Approval for New Construction, and Downtown Design Review for New Construction to ultimately amend the Historic Resources Inventory classification of the subject site, allow for the demolition of the existing building on the subject property, and allow for the construction of a new building in its place that meets the applicable Downtown Design Standards and Guidelines.

Background

The property was originally surveyed in 1980, which is the date that the “Statement of Historical Significance and Property Description” were drafted and included on the Historic Resources Inventory sheet (resource number C866.1) for the subject property. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The McMinnville Downtown Historic District, which includes the subject property, was listed on the National Register of Historic Places on September 14, 1987.

The Historic Resources Inventory and National Register of Historic Places nomination form both list the existing building as being constructed in 1908. The National Register of Historic Places nomination form lists that alterations to the building occurred in 1926 and 1981, with the 1981 alteration being identified as “moderate”. As discussed above, the applicant has conducted further research into the history of the existing building and the subject site, and has identified some issues with the descriptions and classifications of the property and the years of construction. The applicant has prepared a report that they believe provides a more accurate representation of the history of the existing building and subject site. That report, which is titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR” is included as an attachment to this decision document. A more detailed description of the history of the subject site and building, as described by the applicant in the report, will be provided in the Conclusionary Findings in Section VII below.

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Summary of Criteria & Issues

The application (HL 1-19) is subject to the Historic Resources Inventory Amendment review criteria in Section 17.65.030(C) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Historic Resources Inventory Amendment requests, in Section 17.65.030(C) of the McMinnville Zoning Ordinance, require the Historic Landmarks Committee to base each decision regarding additions or changes to the Historic Resources Inventory on the following:

1. History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;
2. Style/Design. The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;
3. Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and
4. Environment. The resource contributes to the character or continuity of the street or neighborhood.
5. Consistency with the National Register Criteria for Evaluation as follows:
 - a. The resource is associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. The resource is associated with lives of significant persons in our past; or
 - c. The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. The resource has yielded or may be likely to yield, information important in history or prehistory; and
6. The designation of the resource is consistent with the priorities described in the historic preservation plan.

The applicant has provided findings to support the request for a Historic Resources Inventory Amendment. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the existing building will no longer be classified as a “Contributory” resource. Instead, the site will be designated as a “Significant” historic resource, and will be assigned resource number B1147.

III. ATTACHMENTS:

1. HL 1-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill

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County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

No comments.

- McMinnville Building Department

After review of the items you highlighted, I believe all to be accurate but there is also a degree of judgement involved when determining feasibility. The building code “trigger” for a seismic upgrade is when the occupant load increases to 300 in this case which may not occur. That means a code required seismic upgrade may not be necessary but practically speaking it is wise.

McMinnville will someday be impacted by a significant quake and the building has really no chance of surviving, even in a ruined condition. It will likely be flat and if it does not immediately collapse, it will negatively affect the neighboring buildings due to the lack of separation.

Structurally, almost anything is possible but the cost probably makes it infeasible. The structural engineer makes a similar point.

- McMinnville Fire Department

We have no issues with this proposal. It is already noted that they plan on a fire protection system throughout.

- McMinnville Water and Light

MW&L has no comments at this time.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. Notice of the public hearing was also provided in the News Register on Tuesday, July 16, 2019. As of the date of the Historic Landmarks Committee public hearing on July 25, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ernie Munch, on behalf of owner Historic 3rd and Ford, LLC, submitted the Historic Resources Inventory Amendment application (HL 1-19) on May 15, 2019.
2. The application was deemed incomplete on June 5, 2019. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on June 12, 2019.
3. The application was deemed complete on June 27, 2019. Based on that date, the 120 day land use decision time limit expires on December 24, 2019.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and

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Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on Friday, July 5, 2019.
6. Notice of the application and the July 25, 2019 Historic Landmarks Committee public hearing was published in the News Register on Tuesday, July 16, 2019, in accordance with Section 17.72.120 of the Zoning Ordinance. The Historic Resources Inventory Amendment does not require notification of the public hearing, but because the application was submitted concurrently with three other land use applications, all four applications are reviewed under the hearing procedure that affords the most opportunity for public hearing and notice, per Section 17.72.070 of the Zoning Ordinance.
7. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
8. On July 25, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 618 NE 3rd Street. The property identified as Tax Lot 10402, Section 21BC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 2,350 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the Zoning Ordinance); Reduced Off-Street Parking Requirements Area (per Section 17.60.100); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Retail Commercial
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number C866.1; Primary Significant Contributing property in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** The site is generally flat, and is fully developed. There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.

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- e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE Third Street, which is identified as a major collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for major collector streets as 74 feet. The right-of-way width adjacent to the subject site is only 60 feet, but the site is fully developed and within an area with historic buildings constructed up to the property line. Therefore, no right-of-way dedication is required during the course of development of the properties adjacent to NE Third Street. The site is also bounded on the south by a public right-of-way in the form of a 10 foot wide alleyway.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Historic Resources Inventory Amendment are specified in Section 17.65.030(C) of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

APPLICANT'S RESPONSE: As it now appears, the building at 618 SW 3rd Street does not qualify as a historic resource given local criteria 1-5 above. Nor is the existing structure of historical, cultural or architectural significance to the City of McMinnville. Age, in and of itself, is not a local criteria for the designation of an historic resource. Its designation is, in fact, another error in the original survey for the National Register of Historic Places. Those errors are carried into the local inventory. Neither description can ascribe any architectural virtues to the building. In classifying the building, both descriptions make errors of fact, and do not speak to the established criteria.

At the national level, the existing structure at 618 Northeast Third Avenue is more suitably classified as a "Historic Non-Contributing...Structures are classified as Historic Non-contributing if they were built during either the primary or secondary periods of construction but have been so altered over time that their contributing elements (siding, windows, massing, entrances, and

roof) have been lost or concealed. If their contributing elements were restored, these buildings could be reclassified as Primary or Secondary Significant."

The proposed structure will emphasize many historic elements true to the original building and support the adjacent historic building at 608 Northeast Third Street, and McMinnville. The proposal to bring back a rendition of the original façade is based on a more in-depth documentation of the building's history. It will recreate a street façade similar to the initial construction, and subsequently occupied by Milton H. McGuire, the mainstay of McMinnville Water & Light's Electricity and Power divisions from 1920 to 1957. The addition of a second floor with two more short term residential rental units will support both the second floor use of the adjacent Jameson/Taylor Hardware building, and additional heritage tourism throughout downtown McMinnville.

The embossed metal siding will be saved for preservation and educational purposes, but not be used on the exterior. The proposed facade materials will be a more durable thin brick of the type allowed by the District Design Guidelines. The original finials and decorative molding shown in the 1920 photo may be reproduced in sheet metal.

To the extent possible, the original storefront will be replicated from the circa.1920 photo. This will add to the pedestrian scale of the streetscape and protect pedestrians entering and leaving the building.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the research and evidence provided in the history report attached to the application materials warrant the classification of the site as a Significant resource. The details of the history of the site will be described in more detail in findings for applicable Historic Resources Inventory Amendment review criteria below.

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The process for a Historic Resources Inventory Amendment provides an opportunity for citizen involvement throughout the process through the public notice and the public hearing process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public hearing(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) provide criteria applicable to the request:

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

17.65.030 Historic Resources Inventory. The McMinnville Historic Resources Inventory, compiled in 1983/84 and as subsequently updated, is hereby adopted and shall be maintained and updated as required. The inventory shall be used to identify historic districts, buildings, structures, sites, and objects for the purposes of this ordinance.

- A. The Historic Landmarks Committee shall be authorized to make all additions, deletions, and changes to the inventory. Any addition, deletion or change, including a reevaluation of the significance of any resource, shall conform to the requirements of this section.
- B. Any person may file an application with the Planning Director to amend the inventory by adding or deleting a resource or changing the level of significance of a resource. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Historic Landmarks Committee shall act on such an application within thirty (30) days of the date the application was deemed complete by the Planning Department. The Committee may delay action on an application for up to thirty (30) days from the date of their meeting so that additional information needed for a decision can be obtained. The owner of the site which is under consideration and the applicant (if different) shall be notified of the time and place of the Historic Landmarks Committee review, although their presence shall not be necessary for action to be taken on the application.

APPLICANT’S RESPONSE: McMinnville’s Historic Resources Ordinance and Inventory may be used to identify sites as well as buildings. The inventory should be maintained and updated as necessary.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request to amend the Historic Resources Inventory by changing the classification of the building as a Contributory resource to the classification of the site as a Significant resource. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.030 Historic Resources Inventory. [...]

- C. The Historic Landmarks Committee shall base each decision regarding additions or changes to the inventory on the following criteria:

17.65.030(C)(1). *History. The resource is associated with significant past events, persons, organizations, trends, or values which were important at the city, county, state, or national level. The age of the resource relative to other local development contributes to its historic significance;*

APPLICANT’S RESPONSE: Closer historic investigation has shown that 618 NE Third Street property can be considered a significant site, but not a contributing building.

The original building on this site was constructed circa 1911 by Sarah A. and James L. Fletcher and first housed the Standard Electric Co. That business which is first listed in 1909, was owned by business partners James L. Fletcher and Harry O. Wheeler. The business was then located on "Third Street between D and E streets". In 1910, Fletcher was listed as the sole proprietor of Standard, and at that same address. (Wheeler went into the clothing business.) The electrical supply store is shown on the 1912 Sanborn map and listed at that address in the 1915 directory. Shortly after moving Standard to 616 Third Street (now 618 NE Third Street), Fletcher sold the business to Oliver E. Vanoose, who was listed as a McMinnville Water & Light Commissioner, in 1909.

From 1913 to 1923, the Standard Electric Company was owned by Milton H. McGuire. The business was also listed as McGuire Electric during that period. When McGuire was hired by McMinnville Water & Light in 1920, he moved the business to 413 NE Third Street and hired electrician Howard Miller to manage the store. By 1923 Miller owned the company and the name had changed to Miller Electric. In 1927, the building at 618 NE Third Street was occupied by the McMinnville Plumbing Co.

In 1932, the property at 608 and 618 NE Third Street was sold by the widowed Sarah A. Fletcher. Two couples, W. C. Hagerty and Lila Haggerty, and H.L. Toney and Pearl Toney purchased the property. Later, the building at 618 NE Third Street was incorporated into the adjacent Taylor Hardware business, which had been operating at 608 NE Third Street since 1918. The Hagerty and Toney heirs sold the property to the Taylor-Dale Hardware Co. in 1964. After Taylor Hardware closed its doors in 1993, 618 NE Third Street housed a coffee-roasting business, a shop for an adjacent furniture store and a bead shop.

In retrospect, the most notable figure to be associated with the site was Milton H. McGuire who, after he sold the Standard Electric Company, went on to become the superintendent of the electric division of McMinnville Water & Light, and then the manager of the electric and power division. McGuire led that division through major expansions and to national recognition until 1957. His stewardship is defined as "The McGuire Years" by that organization. The founding of McMinnville Water & Light and its expansion and continuance as a locally-owned utility was a key to the growth and success of present day McMinnville.

During McGuire's occupation of this site, the building appeared as it did in the, circa 1920 photo, as seen in Figure 16 of the attached history report.

After that photo was taken, between 1928 and 1948, whether at once or in stages, the building had its east and west walls and roof removed. A new roof was built that extended to the walls of its neighbors on either side. A new concrete floor slab was poured, and the NE Third Street façade was replaced. Two additions were made to the south as well. Those additions were altered later to reestablish a stairway allowing egress from the second floor brick building at 618 Northeast Third Street. All that remains of the building once occupied by Milton McGuire is some of the brick-embossed metal siding from the original street façade which was recycled beside the rear stairway and on a large sliding door off the alley.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant’s findings and description of the history of the subject site, based on the evidence provided in the history

report titled “The History of Buildings at 608 and 618 Third Street, McMinnville, OR”. The report provides an analysis of the Sanborn Fire Insurance Maps of McMinnville from the years 1884 through 1948. The property in the location of what is now referred to as 618 NE 3rd Street is located within a portion of Lot 3, Block 6 of Rowland’s Addition. The property was vacant in 1902, and a building first appeared on the Sanborn map in 1912. Based on research of property ownership, business ownership, and listed locations of businesses, the applicant estimates that the building was constructed and occupied in 1911.

Figure 9 in the history report shows the improvements on the property from the 1902 Sanborn map:

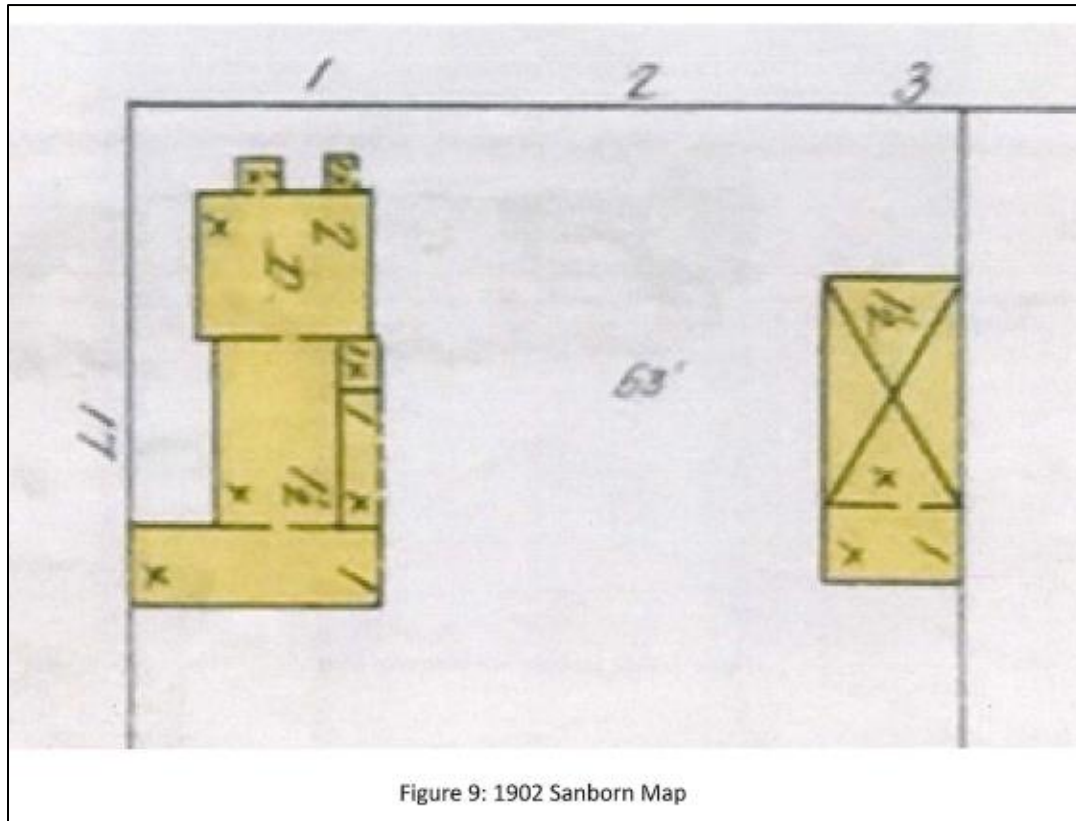


Figure 10 in the history report shows the improvements on the property from the 1912 Sanborn map, which is when the building in the area of what is now 618 NE 3rd Street first appears:

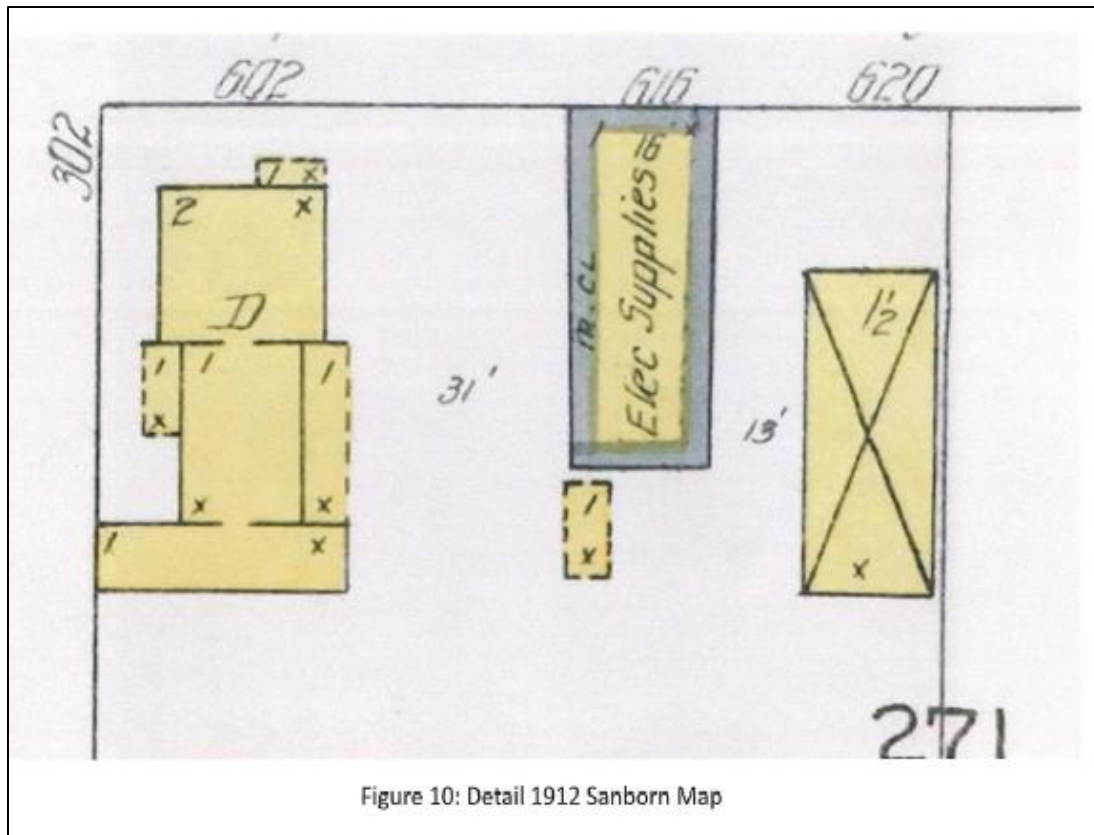


Figure 10: Detail 1912 Sanborn Map

The applicant summarizes the 1912 Sanborn map depiction and descriptions of the building, based on the notes and markings on the Sanborn map and the corresponding Sanborn map legend as provided in Appendix A of the history report. The applicant’s summary of the building shown on the 1912 Sanborn map is as follows:

“Ten intervening years brought a big change for the site, (Figure 10); the construction of a one story, wood framed, metal clad, structure on the northwest quarter block, at 616 (now 618), between the barn and the dwelling. The new building was shown as having a shingled roof, (perhaps sloped to the long sides from a north-south ridge). In the original version, the roof may have been hidden behind a 16 foot high metal- clad false front: the building was occupied by an electrical supply business. The open shed behind it was possibly for the storage of cord wood. The distances noted between buildings, (31 feet from dwelling to new building, and 13 feet from new building to barn), when compared to the 63 feet earlier noted between dwelling and barn, left about 19-20 feet for the width of the new electrical supply store. This compares with the 24 foot width measured today between the 608 and 620 buildings. (The building currently at the 618 address has no east or west walls and relies on its neighbors' walls for separation.)”

Figure 22 in the history report shows the improvements on the property from the 1928 Sanborn map. The building at 618 NE 3rd Street remains similar, but other buildings have now been constructed to both the east and the west:

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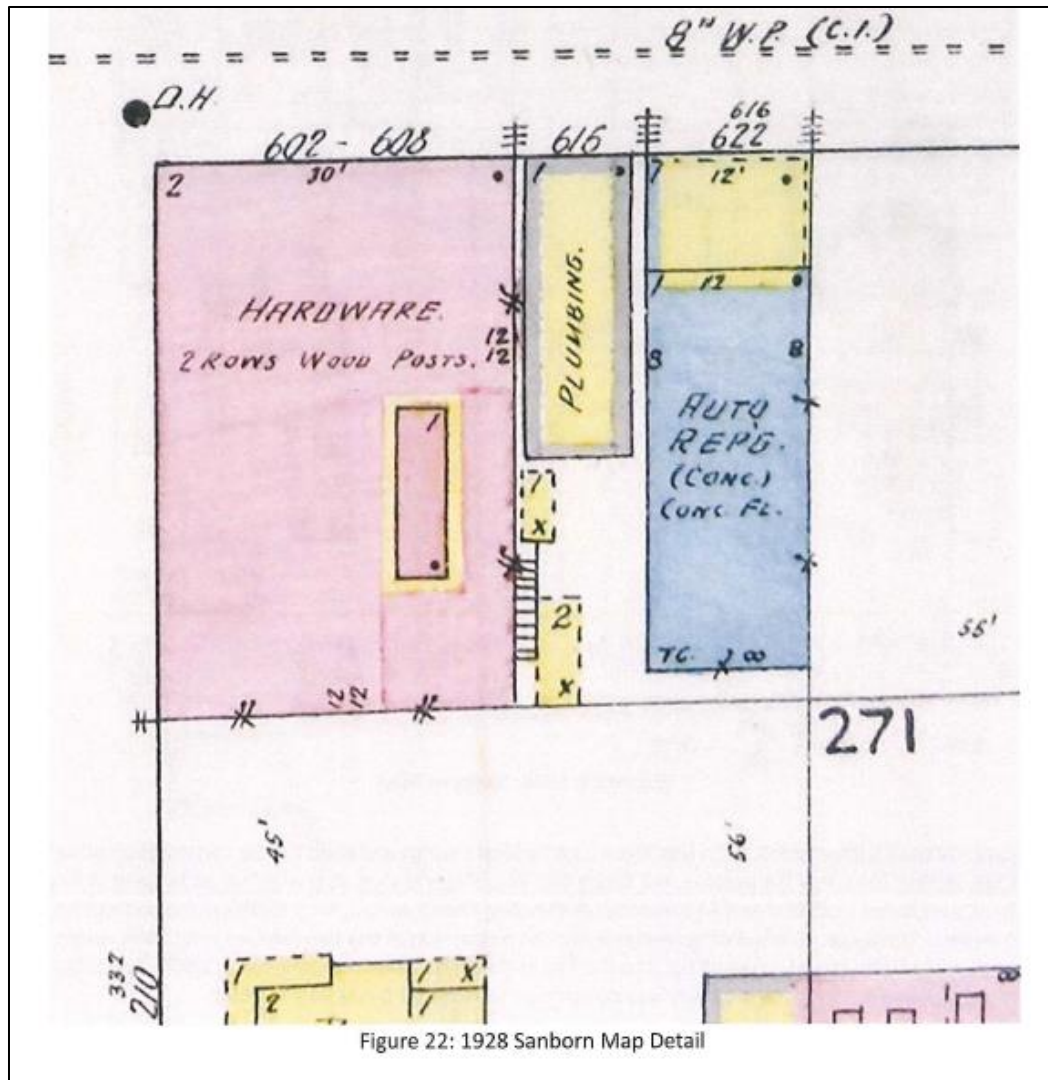


Figure 24 in the history report shows the improvements on the property from the 1948 Sanborn map:

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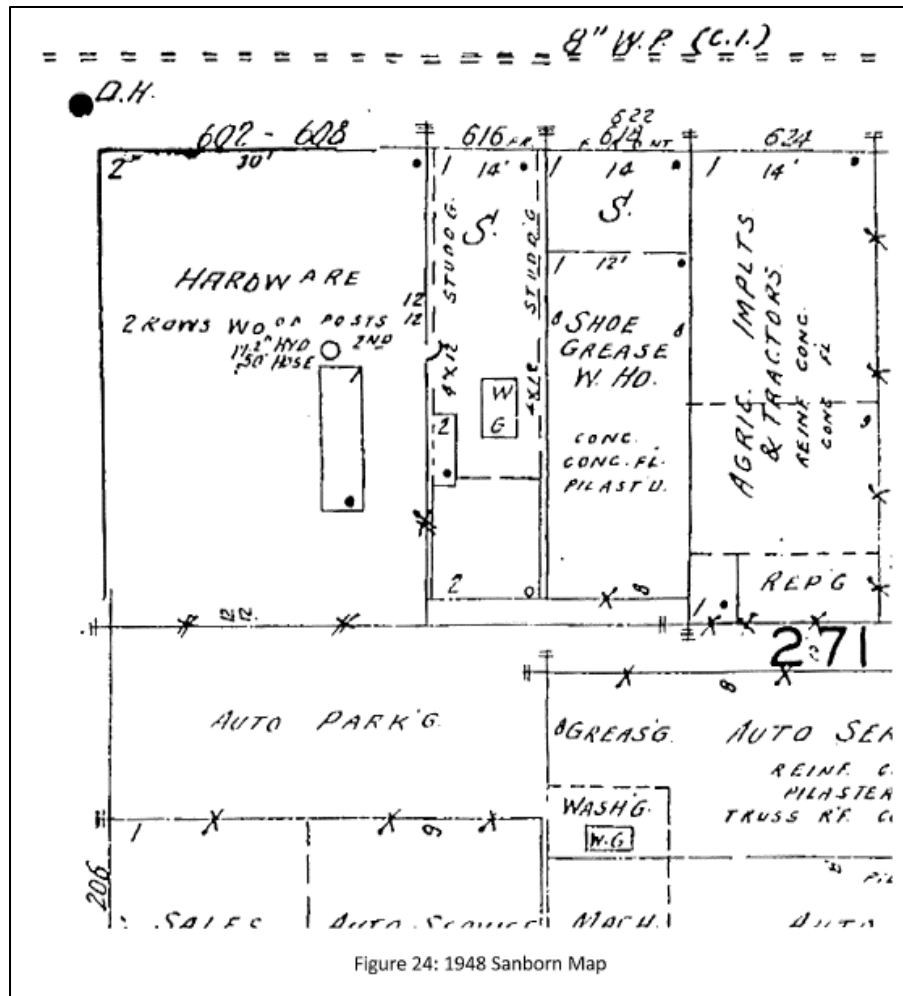


Figure 24: 1948 Sanborn Map

The applicant summarizes the 1948 Sanborn map depiction and descriptions of the building, based on the notes and markings on the Sanborn map and the corresponding Sanborn map legend as provided in Appendix A of the history report. By 1948, significant changes had been made to the building at 618 NE 3rd Street. The applicant’s summary of the building shown on the 1948 Sanborn map is as follows:

“Two additions appear to be added to the rear of 618. The first contains a wire glass skylight. The second, southernmost addition, has a tin roof and appears to be the current (2019) back room and loft. No stair is shown from the upper story of 608.

Most notably, the 618 building has been widened to its present dimension of 24 feet. The "4x12 studding" noted on the map refers to composite 4x12 columns that support beams that were used to replace the original roof structure. These columns are engaged with the walls of adjacent buildings. The 618 building has no east of west walls of its own. The existing stair from the second floor of 608 is not shown on the map. This is either an error in the mapping, or it was added later. As mentioned earlier, the southernmost addition is a hodge-podge of trussed composite beams, a huge recycled steel bridge pier, recycled brick embossed metal siding, and a pieced together stair. (Figure 25).”

Based on the fact that the original building on the site was heavily altered, with portions completely removed and a new roof constructed to utilize the adjacent buildings’ outer walls, it is evident that the existing Historic Resources Inventory description of the existing building on the property is incorrect. The applicant has provided evidence that the existing building (as of

2019) on the site was not constructed in 1908, as described in the Historic Resources Inventory sheet for the property, and that the original building on the site was actually associated with the original electrical business on the site (also as noted on the Historic Resources Inventory sheet for the property). Therefore, the original building on the site was more associated with significant past people and development patterns in McMinnville.

The original building on the site was also constructed during the period of development that represents the Primary Significant Contributing buildings in the McMinnville Downtown Historic District, which is described as 1880 to 1912. The next period of development described in the McMinnville Downtown Historic District extends from 1913 to 1937 and encompasses the buildings that are considered Secondary Significant Contributing. The existing building may have been constructed between 1929 (after the stand-alone building is shown on the 1928 Sanborn map) and 1937, which would have placed its construction within the Secondary Significant Contributing period of development in the Downtown Historic District. However, it also could have been constructed between 1938 and 1948 (the date the building with new roof and façade appears on the 1948 Sanborn map). The specific date that the major changes to the building on the site occurred is unknown. If it was constructed within the Secondary Significant Contributing period of development, the existing building could be considered Historic Non-Contributing within the Downtown Historic District because it better meets the description of that classification of resources, which is that the resource has “been so altered over time that their contributing elements (siding, windows, massing, entrances, and roof) have been lost or concealed”. Alternatively, if constructed between 1938 and 1948, the existing building would be better classified as a Compatible Non-Historic Non-Contributing resource, which is described as structures that “...were built after 1937 but are compatible architecturally (i.e., scale, materials, use) with the significant structures and the historic character of the district.” This evidence supports the removal of the Contributory classification of the existing building.

The applicant has provided evidence and documentation of the history of the site and the original building that existed on the property, as well as the prominent people and business owners that were associated with the site. Those past prominent people and businesses, as described in the applicant’s findings and the history report, along with the photographic evidence of the original building that was constructed during the period of development that represents the Primary Significant Contributing buildings in the McMinnville Downtown Historic District warrant the classification of the site as a Significant historic resource on the McMinnville Historic Resources Inventory. A condition of approval is included to designate the site as a Significant resource and to assign a Historic Resources Inventory number of B1147 to the site.

Photographic evidence of the original building on the subject site is provided below:



Figure 15: North and West elevations of 608 E. Third St.ca 1918



Figure 16: North facades of 618 and 608 3rd Street

"No 3 Main Street" Undated, Thought to be ca 1918-1920

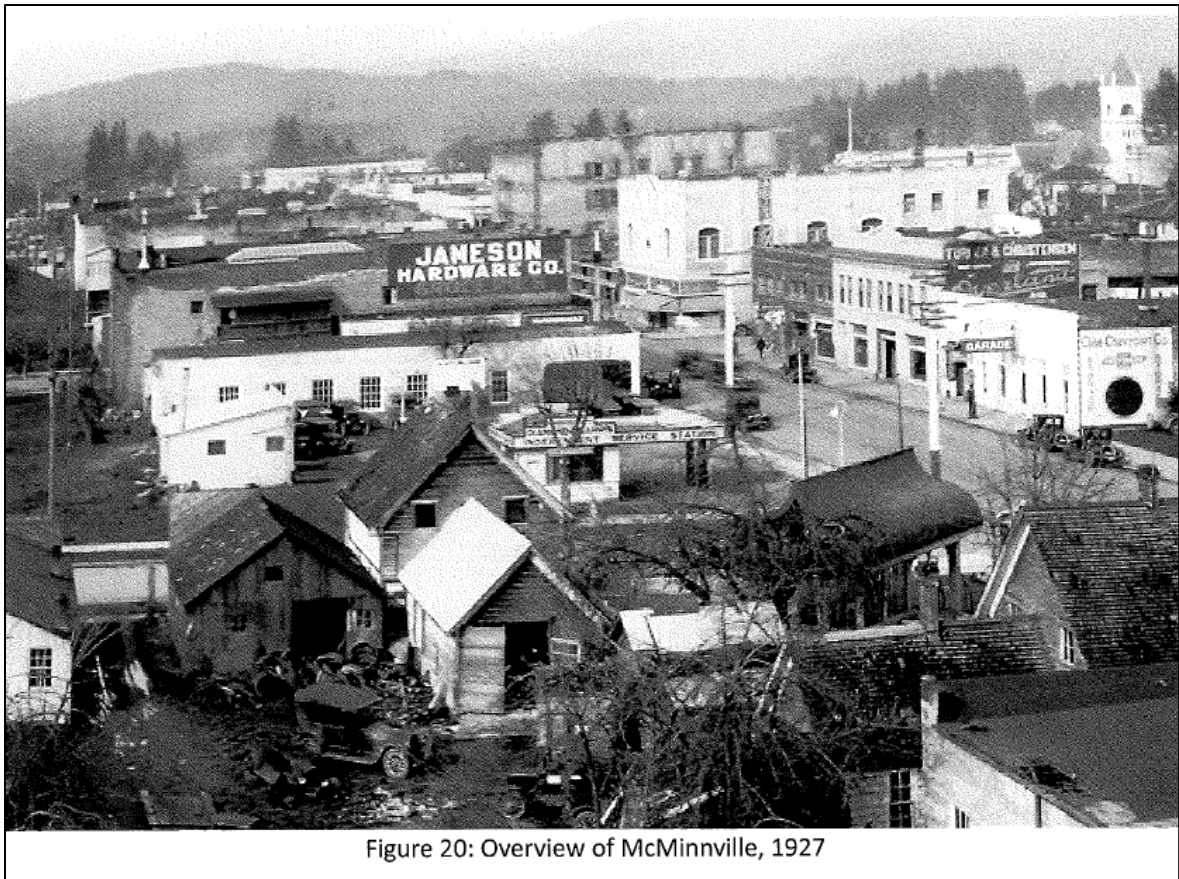


Figure 20: Overview of McMinnville, 1927

17.65.030(C)(2). *Style/Design.* The resource is representative of a particular style or a type of construction. The uniqueness of the resource or its quality of composition, detailing, or craftsmanship contribute to its design significance. The resource was designated or constructed by a craftsman, contractor, designer, or architect of local, state, or national importance;

APPLICANT'S RESPONSE: The current building has no identifiable style. The local inventory's designation of the 618 building style as "Craftsman" is both ironical and erroneous.

Between 1928 and 1948, the building was completely rebuilt. All of the original materials and detailing were removed. The roof was removed and rebuilt to extend to the east and west walls of the adjacent buildings. Two additions were later made to the rear of the building. The street façade was replaced and reduced in height by 6 to 8 feet. The stepped parapet and stucco finish is a clumsy attempt to imitate its neighbor to the east which is, in and of itself, is vaguely Dutch in architectural style [sic]. The original thin lined, tripartite storefront façade, with recessed entry, was removed and replaced by a heavy two bay, unbalanced mixture of doors, windows, and a bland wood panel. The current north street façade and south alley additions give the appearance of a hodge-podge of piecemeal, ill-considered, ill-proportioned, and under-funded work.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the existing building on the subject site cannot be identified as a representative of a particular style or type of construction that was prominent during the important periods of development within the McMinnville Downtown Historic District area (1880 to 1937). The existing building does not have a uniqueness or detailing that contribute to its design significance. As noted by the applicant, the style of the stepped parapet wall appears to be a mimic of the existing building to the east at 620 NE 3rd Street, which existed as early as 1928 (earlier than the existing building at 618 NE 3rd Street) when it first appeared on the Sanborn maps. This stepped parapet wall is

Attachments:

Attachment 1 – Application and Attachments

not common on other buildings in the Downtown Historic District, where there is many more examples of flat rooflines with more prominent and decorative cornice features. There is no specific evidence of the date of construction of the existing building, except that it was completed between 1928 and 1948. Therefore, there is no evidence of a significant craftsman, contractor, designer, or architect being involved in the construction of the existing building. The original building contained more features that were representative of the type of construction that is more common within the Downtown Historic District, including a full and balanced storefront window system, recessed entryway, and flat roofline with decorative cornice. The photographic evidence of the original building with those design features, as shown in the finding for Section 17.65.030(C)(2) above, warrant the classification of the site as a Significant historic resource on the McMinnville Historic Resources Inventory.

17.65.030(C)(3). *Integrity. The resource retains original design elements, materials, and character with relatively minor alterations, if any; and*

APPLICANT’S RESPONSE: The building has not retain the original design elements. The bits of the original brick embossed sheet metal from the original façade have been recycled as siding for the alley stair and door. The original façade, four walls and roof were completely replaced during the 1928-1948 era, and the building retains none of its original character.

FINDING: SATISFIED. The City concurs with the applicant’s findings.

17.65.030(C)(4). *Environment. The resource contributes to the character or continuity of the street or neighborhood.*

APPLICANT’S RESPONSE: The subject building façade contributes less to the street and the historic district than did the original. It detracts from its authentic two-story neighbor to the west.

FINDING: NOT SATISFIED. While the applicant states that the subject building contributes less to the historic district than the original building did, the existing building is not entirely inconsistent with the architecture and built form of the remainder of the Downtown Historic District. The building is constructed to the property line with a zero setback and has storefront windows and an entrance that opens onto the public right-of-way. While these specific features are not evident of a particular style of architecture or construction type, the building form does still contribute to the continuity of the other development on the same block between Ford and Galloway Streets. Therefore, the Historic Landmarks Committee finds that other applicable review criteria are better satisfied to approve the applicant’s requested amendment to the Historic Resources Inventory.

17.65.030(C)(5). *Consistency with the National Register Criteria for Evaluation as follows:*

17.65.030(C)(5)(a). *The resource is associated with events that have made a significant contribution to the broad patterns of our history; or*

APPLICANT’S RESPONSE: The building is not associated with events that have made a significant contribution to the broad patterns of our history.

FINDING: SATISFIED. The City concurs with the applicant’s findings, but only specific to the existing building not being associated with events that made a significant contribution to the history of McMinnville. The applicant has provided evidence of the history of the site, including the property owners, historic businesses, and original building construction, which warrants the classification of the site as a Significant historic resource. This evidence is provided in the applicant’s findings and the history report attached to the application materials.

17.65.030(C)(5)(b). *The resource is associated with lives of significant persons in our past; or*

APPLICANT’S RESPONSE: The current building cannot be associated with significant persons in McMinnville's past. The site can be, and the original building could have been associated with Milton McGuire.

FINDING: SATISFIED. The City concurs with the applicant’s findings, but only specific to the existing building not being associated with significant past people in McMinnville. The applicant has provided evidence of the history of the site, including the property owners, historic businesses, and original building construction, which warrants the classification of the site as a Significant historic resource. This evidence is provided in the applicant’s findings and the history report attached to the application materials

17.65.030(C)(5)(c). *The resource embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or*

APPLICANT’S RESPONSE: The building does not embody the distinctive characteristics of a type, period, or method of construction, nor does it represent the work of a master, or possesses high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The current design fails when evaluated by the current design standards and guidelines for McMinnville's Downtown Historic District as listed in Section 17.59.050, B, (3):

b. A bulkhead at the street level: Sub-FINDING: There is no bulkhead. Half of the building façade is a three part, large vehicle door. On the other half of the façade, the area under the windows is distinguished from the wall finish above by neither its material, finish, color, nor design.

d. A recessed entry and transom with transparent door; Sub-FINDING: The entry is not recessed.

e. Decorative cornice or cap at the roofline. Sub-FINDING: There is no decorative element on the cornice to match the adjacent building at 620 NE Third Street of which 618 NE Third Street is a clumsy copy.

17.59.050, 8, (5). The primary entrance to a building shall open on to the public right-of-way and should be recessed. Sub-FINDING: The primary entrance to the building is not recessed.

17.59.050, 8, (7). The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building. Sub-FINDING: The scale and proportion of altered or added building elements, such as new windows or doors, ARE NOT visually compatible with the original building's architectural character as documented in the 1918-1920 photo. The existing storefront lacks the proportion, delicateness and elegance of the original storefront.

17.59.050, 8, (8). Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills. Sub-FINDING: On the existing storefront there is no base below the lower windows. The stucco wall finish runs down to the sidewalk.

The proposed rendition of original storefront will add the foundation under the sill of the bulkhead.

FINDING: SATISFIED. The City concurs with the applicant’s findings, and adds that the findings for the design and style of the building provided for the review criteria in Section 17.65.030(C)(2) above apply to this review criteria as well.

17.65.030(C)(5)(d). *The resource has yielded or may be likely to yield, information important in history or prehistory; and*

APPLICANT’S RESPONSE: The building has not yielded and is unlikely to yield historical or prehistorical information.

FINDING: SATISFIED. The City concurs with the applicant’s findings, based on the research and evidence provided in the history report, and as described in more detail in the finding for Section 17.65.030(C)(1) above.

17.65.030(C)(6). *The designation of the resource is consistent with the priorities described in the historic preservation plan.*

APPLICANT’S RESPONSE: The applicant’s finding for this review criteria is provided in the Applicant’s Response to the applicable Comprehensive Plan goals and policies above.

FINDING: SATISFIED. The City concurs with the applicant’s findings.

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