



231 NE Fifth Street • McMinnville, Oregon 97128 •
www.mcminnvilleoregon.gov

Historic Landmarks Committee
Regular Meeting
October 26, 2016, 2:00 PM
Community Development Center

Please Note the Change in Time

AGENDA

1. Call to Order

2. Approval of Minutes

A. October 6, 2016 Meeting (Exhibit 1)

3. Action Items

A. Adopt 2017 Work Plan (Exhibits 2 & 3)

4. Discussion Items

A. Proposed Alterations – 608 NE 3rd Street (Exhibits 4, 5 & 6)

5. Citizen Comments

6. Committee Member Comments

7. Staff Comments

8. Adjournment

A. Adjourn Early for Historic Walking Tour of Downtown Area

Planning Department

PHONE (503) 434-7311 FAX (503) 474-4955

City of McMinnville
Historic Landmarks Committee
Regular Meeting

October 6, 2016, 3:00 p.m.
Community Development Center
McMinnville, Oregon

MINUTES

Members Present: Committee Members Joan Drabkin, John Mead, and Rebecca Quandt

Members Absent: Chair Patti Webb

Staff Present: Chuck Darnell (Associate Planner), Ron Pomeroy (Principal Planner), and Heather Richards (Planning Director)

Others Present:

1. Call to Order

Associate Planner Darnell called the meeting to order at 3:10 PM. Staff announced that Committee Member Bob McCann had resigned, and that the Planning Department will be advertising for a new committee member. All attendees introduced themselves and described their position on the Historic Landmarks Committee.

2. Approval of Minutes:

There were no minutes to approve.

3. Action Items

A. Establish Standing Meeting Time

Staff proposed that the Historic Landmarks Committee establish a standing meeting time to assist in working towards the goals and strategic work plan that will be created for the Historic Landmarks Committee.

The committee members discussed and determined that the fourth Wednesday of the month could serve as the standing meeting for the Historic Landmarks Committee. Committee Member Drabkin made a motion to establish a regular meeting on the fourth Wednesday of

Planning Department

PHONE (503) 434-7311 FAX (503) 474-4955

each month. Committee Member Quandt seconded. With no further discussion, the Historic Landmarks Committee members voted to approve the standing meeting time.

4. Discussion Items:

A. Overview of Historic Landmarks Ordinance and Inventory

Staff provided an overview of the Historic Preservation Ordinance (Ordinance 4401) and the Historic Resources Inventory. Staff highlighted important components of the Historic Preservation Ordinance, including the role of the Historic Landmarks Committee, the adoption of the Historic Resources Inventory, the permit application and review processes, and criteria to be applied in reviewing applications.

Committee Member Quandt asked when the last time the Historic Preservation Ordinance was amended. Principal Planner Pomeroy stated that it had not been since its original adoption in 1987.

The committee discussed the Historic Resources Inventory, and viewed the documents that the Planning Department uses to identify and regulate properties on the Historic Resources Inventory.

B. Overview of Past Projects

Staff provided an overview of projects that the Historic Landmarks Committee had completed in the past, including a Reconnaissance Level Survey (RLS), pass-through grants for property improvements, and supporting other historic preservation activities in the City.

The committee discussed the RLS in more detail, and what work was done in the past. There was a discussion on the reasons for completing the RLS in the past and how that work could be expanded upon. One of the reasons for completing the RLS was to evaluate whether there was potential to nominate a residential historic district.

C. Goals and Strategic Work Plan

Staff suggested and encouraged that the Historic Landmarks Committee develop goals and a strategic work plan to guide committee activities over the coming years. Staff described potential goals that could be adopted to help organize activities that would eventually make up a work plan. Those goals included preserving McMinnville's historic resources, evaluating and improving the protection of McMinnville's historic resources, and increasing awareness and appreciation of McMinnville's historic resources.

The committee discussed the proposed goals and determined that they accurately reflected the type of work and activities that the Historic Landmarks Committee is involved with. It was

also determined that the proposed goals relate back to the roles of the Historic Landmarks Committee as defined in the Historic Preservation Ordinance.

Staff then proposed some potential activities and projects that the Historic Landmarks Committee could focus on in the future. Staff provided a list of projects that had been discussed in the past by the committee. The committee discussed how undertaking some more proactive and strategic activities could get the community more involved in historic preservation. The committee determined that having a work plan adopted would assist in creating a more robust Historic Landmarks Committee, and could assist in promoting and ultimately better protecting the historic resources that exist in McMinnville.

Staff provided information on the Certified Local Governments (CLG) grant program, which could be used to complete Historic Landmarks Committee projects. Staff announced that the deadline for applying for those grant funds was in February 2017.

The Historic Landmarks Committee discussed a variety of projects, and decided to focus in the near term on the creation of a historic preservation plan, completing a historic preservation plan, completing training, promoting awareness projects, reestablishing an awards program, and investigating the establishment of historic plaques. The Historic Landmarks Committee directed staff to compile a draft work plan with more detail on future activities to bring back to a future meeting for adoption.

5. Citizen Comments

There were no citizen comments.

6. Committee Member Comments

There were no committee member comments.

7. Staff Comments

There were no staff comments.

8. Adjournment

The meeting was adjourned at 4:24 PM.



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

503-434-7311
www.mcminnvilleoregon.gov

STAFF REPORT

DATE: October 26, 2016
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 3A: Adopt 2017 Work Plan

Report in Brief:

The purpose of this item is to adopt a 2017 Work Plan to guide the Historic Landmarks Committee activities over the coming year.

Background:

On October 6, 2016, the Historic Landmarks Committee adopted goals and discussed potential work plan activities for the coming year. The goals that were adopted were as follows:

- Preserve McMinnville's Historic Resources
- Evaluate and Improve the Protection of McMinnville's Historic Resources
- Increase Awareness and Appreciation of McMinnville's Historic Resources

These goals were adopted to help guide and organize activities to be completed by the Historic Landmarks Committee over the coming years. The committee also discussed potential projects and activities that could be incorporated into a work plan at the October 6, 2016 meeting.

Discussion:

Based on prior discussion, staff has compiled a draft 2017 Work Plan for the Historic Landmarks Committee. Some of the major activities proposed for 2017 include:

- Development of a Historic Preservation Plan
- Refresh of Reconnaissance Level Survey (RLS) completed in 2010
- Intensive Level Survey (ILS) for select properties from the most recent RLS
- Reestablish the Historic Preservation Award program
- Various community outreach and public education activities

Detailed actions, timeframes, and estimated costs have been developed for each activity in the work plan, and that specific information can be seen in the draft work plan (attached).

Attachments:
Draft 2017 Work Plan (Exhibit 3)

The Planning Department has budgeted \$12,000 for the Historic Landmarks Committee and the upcoming Certified Local Government (CLG) grant program. These funds were budgeted to serve as local match for a CLG grant, which would provide for a total of \$24,000 to complete projects and activities during the upcoming grant cycle. The deadline to apply for the CLG grant funds is February 25, 2017. Therefore, the work plan should be adopted to help guide staff in the development of an application for the CLG grant funds.

Also, staff will continue to encourage committee members to complete training and attend historic preservation workshops. When opportunities arise, staff will share information on trainings and workshops.

Fiscal Impact:

The City will be applying for Certified Local Governments (CLG) grant funds to complete projects and activities from the work plan. The CLG grant program requires a 50% local match, and the Planning Department has \$12,000 in the budget to serve as the required local match for the upcoming CLG grant period.

Other activities may have to be completed in-kind by city staff as workloads allow.

Recommendation/Suggested Motion:

Staff recommends that the Historic Landmarks Committee, after discussing the draft work plan and deliberating, adopt a 2017 Work Plan for the Historic Landmarks Committee.

Suggested Motion: "That the Historic Landmarks Committee adopt the 2017 Work Plan as provided by staff."

GOAL : Preserve McMinnville’s Historic Resources

Strategy	Action	Priority	Timeframe	Cost	Responsibility
Create and Adopt Historic Preservation Plan	Develop RFP and Scope of Work for Plan Development (Also Include Intensive Level Survey Work)	High	2/28/17	Staff	City of McMinnville (City)/ Historic Landmarks Committee (HLC)
	Oversee the Development of Historic Preservation Plan and Adopt Final Plan	High	6/30/18	\$	City/HLC/Consultant
Explore Viability of National Register Historic Districts	Consider Residential Historic Districts Using Findings from ILS	Medium	12/31/18	Staff	City/HLC

GOAL: Evaluate and Improve the Protection of McMinnville’s Historic Resources

Strategy	Action	Priority	Timeframe	Cost	Responsibility
Complete an Intensive Level Survey (ILS) of Properties from Former City Surveys	Revisit Reconnaissance Level Survey and Identify Areas to Conduct ILS	High	4/30/17	Staff	City/HLC
	Oversee the Completion of ILS	High	6/30/18	\$	City/HLC/Consultant
Revisit and Update the Historic Preservation Ordinance	Update any Necessary Provisions in Ordinance 4401 and Develop Certificate of Approval Process	High	2/28/17	Staff	City/HLC

GOAL: Increase Awareness and Appreciation of McMinnville’s Historic Resources

Strategy	Action	Priority	Timeframe	Cost	Responsibility
Educate Community on Historic Resources and Historic Preservation	Actively Promote National Preservation Month (May) by Participating in “This Place Matters” and Other Events	High	4/30/17	\$	City/HLC
	Partner with School or College to Develop Plaques for Historic Properties	Medium	12/31/17	\$	City/HLC
	Develop and Promote Walking Tours of Historic Areas	Medium	4/30/17	\$	City/HLC
Acknowledge Property Owners that Preserve Historical Resources	Reestablish an Annual Historic Preservation Award Program	High	2/28/17	\$	City/HLC/City Council
	Present Awards at City Council Meeting in May	High	5/23/17	Staff	City/HLC/City Council
Make Information on McMinnville’s Historic Resources Readily Available	Create One-Stop Shop on City Website for Historical Resources Information	Medium	9/30/17	Staff	City



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

503-434-7311
www.mcminnvilleoregon.gov

STAFF REPORT

DATE: October 26, 2016
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: Agenda Item 4A: Proposed Alterations – 608 NE 3rd Street

Report in Brief:

The purpose of this discussion item is to receive an update on proposed alterations to the historic building at 608 NE 3rd Street (A866). This is not a formal review of an application, as the proposed alterations are not of a type that would allow for the Historic Preservation or Downtown Design Guidelines review processes to take place.

Background:

The owners of the building at 608 NE 3rd Street, who recently acquired the property, are proposing to complete some alterations to the building to improve some deteriorated conditions. The proposed alterations include the replacement of existing wood windows with aluminum clad windows, reinforcement of some brick on the alley wall, and application of stucco over the painted brick alley wall. None of the proposed alterations require building permits.

The building at 608 NE 3rd Street, also known as the Jameson Hardware or Taylor Dale Hardware building, is included on the McMinnville Historic Resources Inventory, and is listed on the inventory as “Distinctive”. This is the highest designation possible on the Historic Resources Inventory and is applied to resources with outstanding architectural or historic characteristics. The building is also located on 3rd Street and within the Downtown Historic District, which is on the National Register of Historic Places.

The exterior alteration and remodeling review process for historical landmarks, as defined in Section 9 of Ordinance No. 4401, only allows for the Historic Landmarks Committee to review and approve or deny a project when the proposed alterations require a building permit. The Downtown Design Standards and Guidelines review process is triggered when proposed alterations are not in compliance with the standards in Chapter 17.59 (Downtown Design Standards and Guidelines). The proposed alterations at 608 NE 3rd Street are in compliance with the requirements of Chapter 17.59. Stucco is a permitted exterior material, and there are no specific requirements for window materials. Also, Section 17.59.030 (Downtown Design Standards and Guidelines – Review Process) only allows for the review of activities that require a building permit.

Attachments:

Project Narrative and Materials (Exhibit 5)
Historic Resources Inventory Data Sheet for 608 NE 3rd Street (Exhibit 6)

For those reasons, the alterations being proposed at 608 NE 3rd Street are not eligible for review by the Historic Landmarks Committee. However, staff has invited the owners to attend the Historic Landmarks Committee meeting to describe their project and the reasons for completing the alterations and they have agreed to attend. The architects working on the project will attend the Historic Landmarks Committee on behalf of the property owners, as the owners are located out of state.

Discussion:

Compliance with Historic Preservation Guidelines: This proposed alteration does not comply with the Guidelines for the Exterior Alteration of a Historic Landmark, as described in Section 10 of Ordinance No. 4401. Specifically, the following guidelines are not being satisfied:

Section 10(a)(1): Retention of original construction. So far as possible, all original exterior materials and details shall be preserved or replaced to match the original.

The proposed stucco treatment would be applied over the existing brick. This would not preserve the original exterior materials, therefore altering the details and appearance of the building. The proposed replacement windows are wood framed and would be of a style to match the appearance of the existing windows, but the exterior would be clad in aluminum. Again, this would not preserve the original exterior materials and would alter the details and character of the building.

Section 10(a)(6): Materials, Color, and Texture. The materials, colors, and textures used in the alteration or addition shall be visually compatible with the traditional architectural character of the historic building.

The colors being proposed in the alterations would be visually compatible with the character of the building. However, the materials being proposed (stucco and aluminum clad windows) are not compatible with the traditional architectural character of the building.

For the reasons described above, this type of alteration would normally come before the Historic Landmarks Committee for review. However, the proposed alterations do not require building permits, so the review process is not triggered. The Historic Landmarks Committee does not have the ability to approve or deny the proposed alterations, but they can provide feedback and recommendations to the architects and the owners.

Stucco on Alley Wall: The alley wall was painted in the past, and the paint is now peeling and has allowed for water penetration. The applicant explored applying a sealer to the brick, but found that it could not be properly applied without removing the existing paint. The applicant has stated that they have explored several options for removing the existing paint including chemical stripping, scraping, and sandblasting. They are arguing that all of those options would likely result in further deterioration of the brick, which is why they are proposing the application of stucco to the alley wall.

These paint removal techniques could be tested on inconspicuous portions of the building to determine whether they would actually result in further deterioration of the brick. This could be an option to explore before applying stucco to the exterior of the building.

Other Considerations: The Secretary of the Interior's Standards for the Treatment of Historic Properties provides best practices in preserving historic characteristics of historic buildings, such as the exterior materials being proposed to be altered on the building at 608 NE 3rd Street. Since this building is contributing to a district listed on the National Register of Historic Places (the Downtown Historic District), these best practices could be considered by the owner and architect.

Attachments:
Project Narrative and Materials (Exhibit 5)
Historic Resources Inventory Data Sheet for 608 NE 3rd Street (Exhibit 6)

Standards for preservation and rehabilitation, as defined in the Secretary of the Interior's Standards for the Treatment of Historic Properties, which are applicable to this request, are as follows:

Preservation Standard #6: 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.

Preservation Standard #7: 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.

Rehabilitation Standard #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Rehabilitation Standard #6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Secretary of the Interior's Standards for the Treatment of Historic Properties also provides specific recommendations for the rehabilitation of exterior masonry. Actions that are recommended to preserve and rehabilitate exterior masonry that are applicable to this request are as follows:

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Actions that are not recommended are as follows:

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Fiscal Impact:

None.

Attachments:
Project Narrative and Materials (Exhibit 5)
Historic Resources Inventory Data Sheet for 608 NE 3rd Street (Exhibit 6)

Recommendation/Suggested Motion:

No motion required. Staff suggests that the Historic Landmarks Committee provide feedback and recommendations, if any, to the owner and architects on the proposed alterations to the building at 608 NE 3rd Street.



A R C H I T E C T U R E

Date: October 06, 2016

RE: Window and Exterior Surface Alley Replacement on Existing Building

608-614 NE 3rd ST

McMinnville, Oregon, 97128

To: City of McMinnville

Narrative:

Shaun Kajiwara and Katie Jackson purchased the building located at 608 NE 3rd street. Their plans are to make needed repairs to the building. MSS Engineering and DJ Architecture were retained to survey the building and make recommendations of any needed repairs. The engineer and architect assessments are that the building is in very good condition. The upper floors are occupied by residential tenants. There are no immediate plans for the upper floor. The first floor is currently vacant. The owners have been contacted by several individuals who have expressed a desire to lease out the first floor. One potential tenant will take the first floor space as is. The exterior of the building will remain as is with the exception of the rear wall facing the alley. During the architect's observation it was noted that the brick needs some restoration and there are missing windows or windows that need replacement.

Windows:

We propose to replace the existing wood framed windows with new energy efficient wood windows that are clad in fiberglass. The proposed upper floor windows will be double insulated glazing and match all the current dimensions and styles of the existing windows. The exterior color of the window frames will be Black Bean. The lower floor windows that are missing are into the basement will be filled with rain coated glazing to provide both light and security. The lower windows do not have a lintel over the opening and the bricks have sagged. This area will be repaired by removing the sagging bricks and installing a steel lintel and then replacing the bricks.

Masonry:

The exterior brick on the alley is in a state of deterioration caused by moss growth and water intrusion. At this time the masonry is sound and with proper protection will continue to be a viable wall. Previously a paint was applied to the bricks. The paint that was applied was not the appropriate coating for exterior masonry and is peeling which has little effect to stop water penetration. It will not be possible to apply a penetrating sealer without removing the paint. We have looked at several options for removing the paint including chemical stripping, scraping and sand blasting. All options will likely result in further deterioration of the brick. We propose the best possible solution to maintain the integrity of the building is to apply a thin coat stucco system. The stucco system proposed is a weather resistant, flexible high-build coating designed to expand and contract while bridging any hairline cracks in the masonry surface. To maintain the original character of the alley facing wall we propose a stucco color that will blend with the color of the original bricks.

Find attached information on the windows and the stucco.

Sincerely,


Don Johnson

Architect

COMMERCIAL HOSPITALITY RESIDENTIAL INTERIORS



A R C H I T E C T U R E



ALLEY EXTERIOR SHOWING THE EXISTING COLOR AND CONDITION OF THE BRICK

COMMERCIAL HOSPITALITY RESIDENTIAL INTERIORS

2411 Brighton Way SE, Suite B Albany, Or, 97322 541-926-5959 dj@djarchitecture.com



A R C H I T E C T U R E



ALLEY WINDOW SHOWING BOW OF THE BRICK AND THE CONDITION OF THE WINDOWS

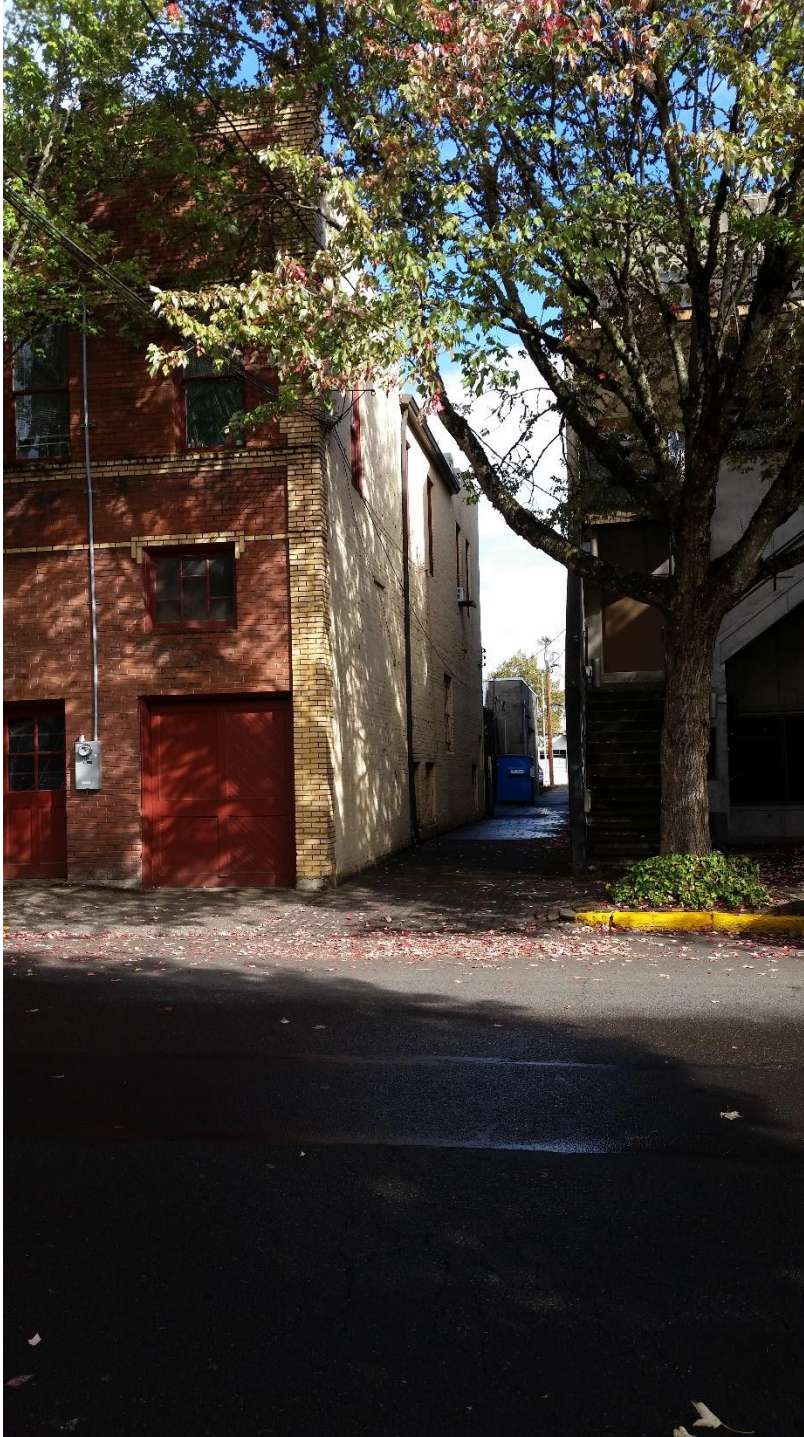


ALLEY EXTERIOR WINDOW TRIM SHOWING PREVIOUS COLORS USED

COMMERCIAL HOSPITALITY RESIDENTIAL INTERIORS



A R C H I T E C T U R E



ALLEY EXTERIOR SHOWING THE PREVIOUS COLORS USED AND SURROUNDING AREA

COMMERCIAL HOSPITALITY RESIDENTIAL INTERIORS

2411 Brighton Way SE, Suite B Albany, Or, 97322 541-926-5959 dj@djarchitecture.com



A R C H I T E C T U R E



SHOWING THE SAME COLOR SELECTION ON THE BUILDING ACROSS THE STREET

COMMERCIAL HOSPITALITY RESIDENTIAL INTERIORS

2411 Brighton Way SE, Suite B Albany, Or, 97322 541-926-5959 dj@djarchitecture.com

SUPERIOR

C O L O R S E L E C T O R



Corporate Office

P.O. Box 397
Fortson, GA 31808
800.755.0825

Atlanta Plant

2265 Lithonia Industrial Boulevard
Lithonia, GA 30058
800.755.0824

Sealy Plant

979 Brazos Crossing Circle
Sealy, TX, 77474
979.885.6905

Master Wall West

810 West Utah Ave. #1
Payson, UT 84651
888.492.0023



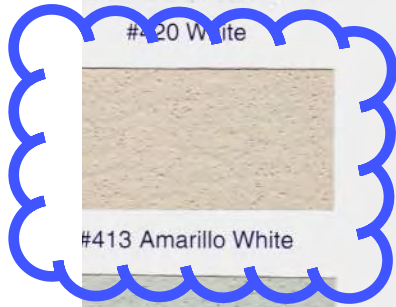
We finish strong.

masterwall.com

Superior Finishes • Superior Elastomeric Plus • ReCote™ • Roller-flex • Elasto-flex • Plasterflex • Aggrelime



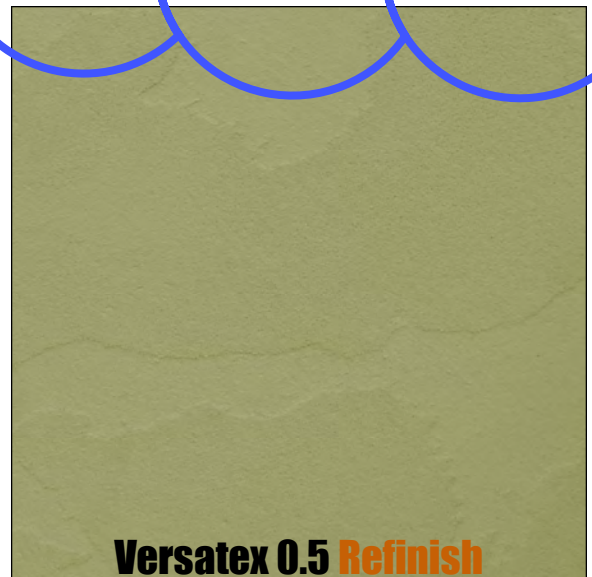
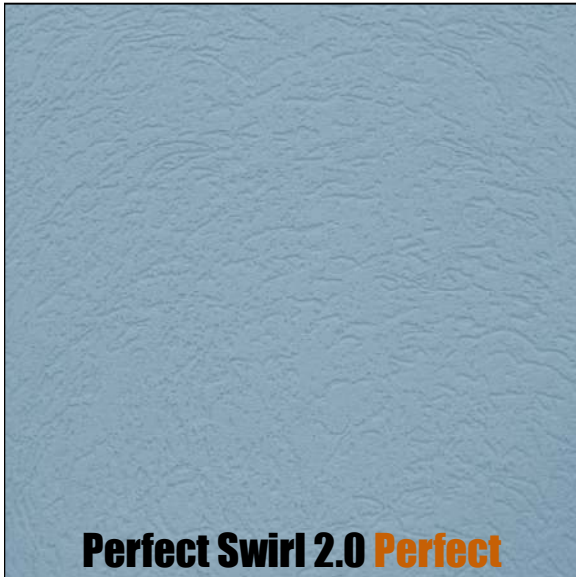
Superior Color Selector



#20 White	#840 White	#108 Burns White	#143 White Waters
#413 Amarillo White	#206 Natural White	#482 Magnolia White	#406 Silver Fox
#102 Seamist	#340 Mockingbird	#380 Mountain Haze	#368 Driftwood
#310 Ash	#210 London White	#464 Lunar	#104 Clay
#610 Dutch Cream	#400 Creme	#460 Amarillo	#107 Beach Sand
#475 Chalk	#473 Truffle	#155 Tripoli Tan	#105 Gillam
#410 Beech	#120 Salmon	#408 Sandlewood	#909 Victorian
#900 Adobe	#616 Tan	#930 Pink Champagne	#227 Brown

ALL COLORS SHOWN HERE ARE INTENDED TO SHOW APPROXIMATE COLOR OF THE FINISH. Do not use this color chart as the final selection as colors are affected by age, texture, lighting conditions, heat and application processes. Color swatches will vary in color and finish to the actual product due to jobsite conditions and methods of applications.

Superior Finish Textures



Finish Properties

Meets or Exceeds:

- ASTM E84 Surface Burning
- ASTM C67 (AC-24)(EIMA 101.01) Freeze/Thaw
- ASTMD2247 Humidity/Water Resistance
- ASTM D3273 Mold/Mildew
- ASTM D968 Abrasion
- ASTM B117 Salt Spray
- ASTM G53 UV Weathering
- ASTM G23 (G153) UV Weathering

Excel Mildew and Silicone Coat Additives available

©2016 Master Wall Inc.®

new product name/old product name



**P. O. Box 397
Fortson, GA 31808**

800-755-0825

Technical 800-760-2861

masterwall.com

050116

Information contained in this product data sheet conforms to the standard detail recommendations and specifications for the installation of Master Wall Inc. products and is presented in good faith. Master Wall Inc. assumes no liability, expressed or implied as to the architecture, engineering, or workmanship of any project. This information may be concurrent with, or superseded by other applicable documents, such as specifications and details. Contact Master Wall Inc. for the most current product information.

PACIFIC

STUCCO - PLASTER - STONE
503-932-5444

DJ@4pacificsign.com

a Service of: **PACIFIC SIGN**
7235 3rd Street SE
Turner, OR 97392

Proposal

OR LIC #190388

<i>Proposal Submitted To:</i>	<i>Phone</i> 541-754-7314	<i>Date</i> 8-27-16
<i>Name</i> Ken Marshall	<i>Job Name</i> Building @	
<i>Address</i> 2697 Broadway St. NW	<i>Street</i> 608 NE 3rd	
<i>City</i> Albany <i>State</i> OR <i>Zip</i> 97321	<i>City</i> McMinnville <i>State</i> OR	<i>Zip</i>

Alley Wall ONLY- repair brick and mortar as needed, fluid applied WRB then fasten wire lath / apply stucco coatings. *Scaffolding, Safety netting, Weather protection, Cleaning and Reclaim. Caulking, Color coat finish.*

Price 61,475.

NO METAL FLASHINGS, permits, closures or electrical covers in Quote...required by Others.

Terms- Mobilization, material & EOM draws, Balance due upon completion.

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, weather or delays beyond our control. This proposal subject to acceptance within 7 days and is void thereafter at the option of Pacific Sign & Screen Printing LLC. Please Note: A late fee of 2% will be assessed on all unpaid balances not received within terms.

Authorized Signature *DJ Thommen*

Guarantee and Acceptance of Proposal

Jurisdiction for any action will be in the courts of the State of Oregon. Undersigned consents to such jurisdiction. The undersigned does hereby agree to the terms of credit, including monthly service charges, and does hereby guarantee all indebtedness.

The above prices, specifications, terms and conditions are hereby accepted. You are authorized to do the work as specified.

Accepted by: *Shawn* Date: *9/18/16*

Printed Name *Shawn Kajiwara*

Please Sign and Return to:
7235 3rd Street SE, Turner, OR 97392



Essence Series® Wood Windows & Doors

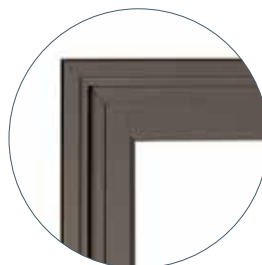


Clearly the best.®

behind great wind

We started from scratch and re-imagined just about everything.

- The Essence Series® fiberglass exterior is resistant to water, cold, heat, insects, salt air and ultraviolet rays which make our windows last longer and require very little maintenance.
- The powder-coated fiberglass exterior finish won't crack, peel, bend, warp or stick due to expansion and contraction, and will never need painting.
- All Essence Series windows meet ENERGY STAR® requirements.
- Every Essence Series window is made to your exact size and specification with no additional lead times.
- Seemingly endless design possibilities with options on exterior color, interior finish, windows in combinations, decorative glass and traditional or contemporary grids.
- Essence Series windows use a newly engineered mulling system that more securely connects multiple units, creating a tight seal and protecting against air and water infiltration.
- Awarded the Arthritis Foundation Ease-of-Use Commendation in recognition of the SmartTouch® lock's innovation and universal design.
- New, sleek tilt latches with recessed push buttons on our double hung and glider windows allow for easy tilt opening and convenient cleaning.
- Milgard developed a water management system, exclusive to Essence Series windows. In the rare event that water enters the sash system, it is directed away from the beautiful wood interior. This allows the window to perform at a higher design pressure than most other wood windows, making Essence windows ideal for all conditions.
- Essence Series windows and doors exceed industry residential standards for air and water infiltration and forced entry, making Essence windows strong against the elements and giving you added security for your home.



OWS

Full Lifetime Warranty

At Milgard, we build our windows and doors to last. With the dedication to quality that we put into building the best windows in the business, it wouldn't make sense to back them with anything but the best warranty in the business. That's why we back every properly installed window and door for as long as the homeowner owns their home—including parts and labor. Essence Series windows and doors also come standard with Glass Breakage Coverage. It's why you can be sure you won't find any windows better than Milgard. For complete warranty details, visit milgard.com.



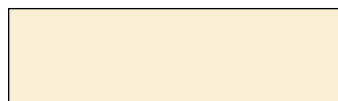
Essence Series Wood Windows vs. Traditional Wood Window	Essence Series	Traditional
Full Lifetime Warranty with Glass Breakage Coverage	✓	X
Durable, factory applied powder coated fiberglass exterior in 15 colors	✓	X
Unique water barrier to prevent water infiltration	✓	X
Simple one-touch operation to open and close	✓	X
Easy to use push button tilt latches	✓	X
Requires minimal maintenance and care	✓	X
Exterior won't rot and warp over time	✓	X
Equal site lines on all operating styles	✓	varies
Contemporary and vintage grid options	✓	✓
High performance glass options	✓	✓
Available in short lead times even for custom sizes	✓	X
Mortis and tenon style sash construction	✓	varies
Prevents rot and warp over time	✓	X



16 Exterior Colors



Frost



Ivory



Fog



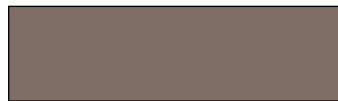
Harmony



Sand



Pea Pod



Tweed



Cinnamon



Fern



Evening Sky



Classic Brown



Bark



Black Bean



Espresso



Bronze



Twilight

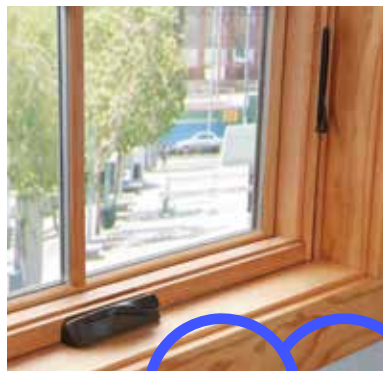
Colors shown are approximate due to printing limitations.



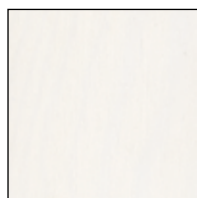
Color that stays beautiful year after year.

Milgard applies paint using the latest advances in powder coat finishing technology — the same technology that's used in aerospace and automotive applications. This makes our powder coat much harder than conventional finishes, providing increased protection against fading, chipping and scrapes. In fact, we require our windows to meet the requirements of the American Architectural Manufacturers Association (AAMA) 624 certification. Milgard is also a member of the Powder Coating Institute, which is committed to developing high-quality non-polluting finish technologies.

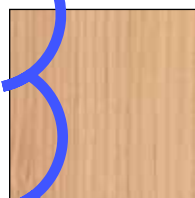
Solid wood interior finishes



Pine



Primed Wood

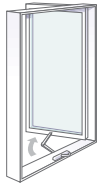


Clear Vertical Grain Douglas Fir

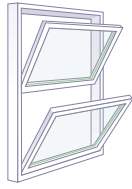
Note: Swing panel door options have veneered Pine and Clear Vertical Grain Douglas Fir.

Operating styles for every type of home.

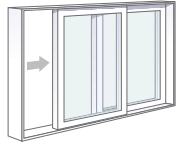
Milgard® Essence Series® windows are available in several operating styles, which makes them the ideal complement to many styles of homes throughout the country.



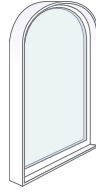
Casement



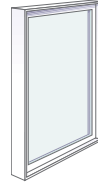
Double Hung



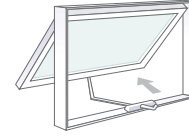
Glider



Radius



Picture Window



Awning

PureView® Screens

Essence Series double hung and glider windows come with optional exterior color-matched screen frames with PureView fiberglass mesh. The smaller yarns and finer weave provide 15% more openness than our standard screen for clear, clean views from inside your home.



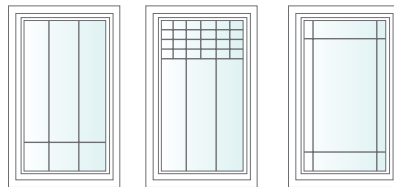
Even sight lines.

Essence Series windows give you the option of creating even sight lines throughout your home.

Picture windows are available in casement and double hung frames that create a clean, consistent look when used in combinations.



Casement

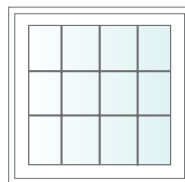
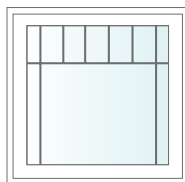
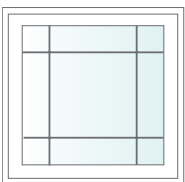


Milgard® Essence Series® casement windows combine unobstructed views with great function. The fold down handle and slim line sash lock give the window's interior a clean, elegant look. Casement windows are hinged on the left or right edge and swing out which gives you maximum ventilation.

Casement windows are ideal in just about any situation, and they are available in a fixed model, giving you the option to use them in combinations with casements and other operating styles.



Folding, nesting handle
For casement and awning
Shown in clay



Modern styling combined with the beauty of wood make **Milgard® Essence Series® awning windows** a popular choice for contemporary or Craftsman homes. Awnings are hinged on the top to tilt outward, which allows for ventilation even in bad weather. Consider using awning windows as an accent above or below picture windows.

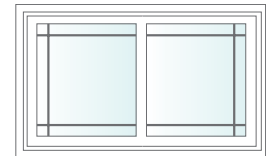
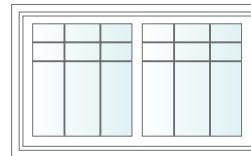
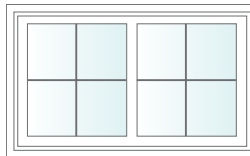


Sash Lock
For casement and awning
Shown in satin nickel

Awnings are also available in fixed models giving you the option to use them as a singular picture window or in a grouping. If you choose to pair awnings with other operable styles, you can choose an optional taller bottom rail on the sash that matches traditional proportions and sight lines of the bottom sash of the double hung and glider windows.



Glider



Milgard® Essence Series® glider windows open almost effortlessly. Clean lines complement homes in a wide range of styles. As with our double hung windows, gliders feature the tilt latch for removal of vents and the SmartTouch® lock, both of which make the window very easy to open and create a streamlined, clean look. You can also choose a spoon lock for a more traditional look.

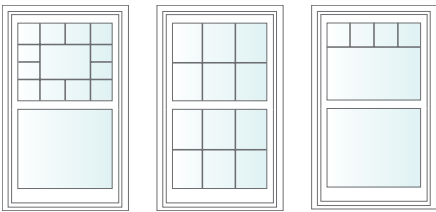


SmartTouch® lock
For double hung and glider
Shown in brushed chrome



Spoon lock
For double hung and glider
Shown in oil rubbed bronze

Double Hung



Milgard® Essence Series® double hung windows have architecturally accurate details such as a 3¹/₄" tall exterior bottom rail on the sash and 14° exterior sloped sills. The new tilt latch with recessed release and the SmartTouch® lock make the window very easy to open and create a streamlined, clean look. You can also choose a spoon lock for a more historically authentic look or to more closely complement existing wood windows in your home.



Tilt latches
For double hung and glider
Shown in oil rubbed bronze



Picture Window



Milgard® Essence Series® picture windows are available in casement, double hung, or standard picture window styles. With no obstructing rails, picture windows help you make the most of a great view. They are also ideal for window groupings. When mulling a picture window next to a window that is operable, meaning it opens and closes, you want to use a fixed casement or double hung picture window.



Double hung picture window

Standard picture window

Standard picture windows, most commonly used as transom windows, have equal sight lines when used above or below operable windows, as seen in the image above. These windows are constructed without a fixed sash and should not be used next to operable windows. When combining window units, Milgard uses secure mulling technology.

All picture window styles come with a wide selection of interior wood species options and durable exterior finishes.



With so many shapes, **Milgard® EssenceSeries® specialty windows** let you get creative with stunning combinations. Essence windows use mulling technology that securely connects multiple units, creating a tight seal that protects against air and water infiltration. Consider combining your specialty windows with another operable style for ventilation. Specialty windows are available in shapes such as:

- True half round
- Eyebrow
- Spring line radius
- Gable
- Radius





Our Highest Quality Sliding Door

- On the outside, the Essence Series patio door features a fiberglass exterior available in 16 powder-coated colors.
- On the inside, the solid wood frame is engineered to have no visible fasteners and is ready to take your stain, paint or finish.
- Engineered with a weather-strip system and top quality rollers that provide an impressively smooth and quiet operation.
- You'll enjoy superior energy performance with SunCoat® Low-e glass coatings (standard) or choose from other Milgard energy-saving options.
- Let the fresh air in anytime with the optional screen that is top-hung for smooth operation to minimize jams.
- Make it your own with grids, decorative glass or expand your view with transoms.
- The beautiful door handle comes in seven finishes and with an optional exterior keyed lock.
- Add the optional SmartTouch® bolt for additional points of security on the door or to secure it in a vented position.



Make it your own

Grids Your choices expand almost exponentially with grids.

Between the glass options: (available only in Fog, Frost, Harmony and Bark exterior colors)



Flat grid



Sculptured grid

Simulated Divided Lite Grid Options:



3/4" Vintage SDL



1-1/8" Vintage SDL



2-1/4" Vintage SDL
(available only for simulated check rail)



Decorative Glass

For rooms, such as the bathroom, where you want a little more privacy, we offer glass options in these and more styles.

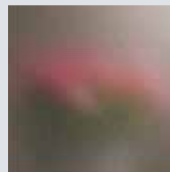
Tempered:

For applications where safety glass is required, such as bathrooms and patio doors, tempered glass is ideal for reducing the likelihood of injury in the event of glass breakage.

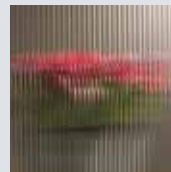
Laminated:

Laminated glass is very effective in reducing exterior noise transmission.

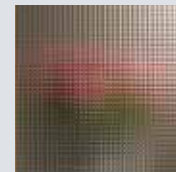
Obscure glass for privacy or decorative flair:



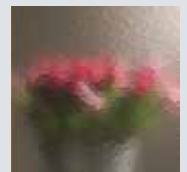
P516



Narrow Reed



Cross Reed



Aquatex



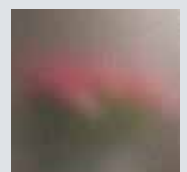
#42 Clear



Glue Chip



Rain

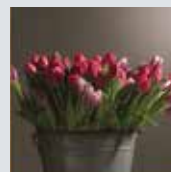


Matelux

Tinted glass for additional shading from direct sunlight.



Bronze



Gray



Evergreen



Azurlite

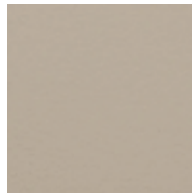


Complete the look with hardware.

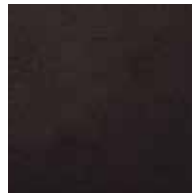
All window hardware is available in these finishes. Folding nesting operating handles and slim line sash locks are standard on casements and awnings. The double hung and glider windows come with integrated tilt latches and you can choose between the sleek and innovative Milgard® SmartTouch® lock or the historically accurate look of a spoon lock.



White



Clay



Oil Rubbed Bronze



Brushed Chrome



Satin Nickel



Awarded the Arthritis Foundation Ease-of-Use Commendation in recognition of the SmartTouch® lock's innovation and universal design.

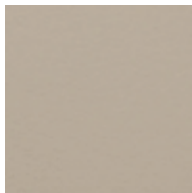


Door hardware.

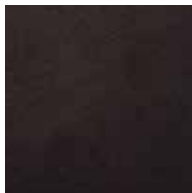
Coordination and consistency are important to a well designed home. That's why we are offering our patio door hardware in these styles with the same finishes available for Milgard Essence Series windows. Door hardware finishes can be mixed or matched for interior and exterior.



White



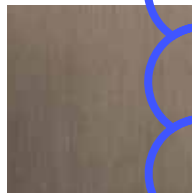
Clay



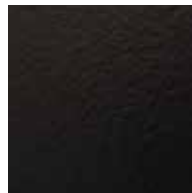
Oil Rubbed Bronze



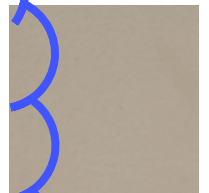
Brushed Chrome



Satin Nickel



Slate Black



Tan

Swing Door Handles (interior & exterior)



Sliding Door Handles

(available in all colors above)



Madrona™
(standard)



Mastri™



Meridian™



Colors shown are approximate due to printing limitations.

**Historic Resources Survey
City of McMinnville
Yamhill County, Oregon**

Site Information

Site Address

608 NE 3rd St.

Owner at Time of Survey

Ethan Dale (Taylor Dale Hardware)

Map/Tax Lot

R4421BC10400

Current Zoning

C-3

Special Tax Assessment

Yes @ survey

Downtown Historic District

Yes

Subdivision Name

Rowlands Addition

Block

6

Lot

Lot Size

9,000 sq.ft.

Quadrant

NE

Site Number

11.27

Aerial Number

K-11

Resource Classification

A

Resource Number

866

Historic Significance

Primary Resource #433

Historic Information

Date of Construction

1904

Early Additions/ Remodels

Builder/Architect

Dwight Miller (carpenter)

Historic Name

Jameson Hardware

Original Use

Hardware &
Apartments

Common Name

Taylor-Dale Hardware

Present Use

Hardware

Condition of Structure

Excellent

Comments (at time of Survey)

Building Type

Commercial

Outbuildings

None

Building Style

Stories

2

Porch

Basement

Roof Style

Flat

Roof Type

Moved

Demolished

Year/Date

Permit Number(s)

11-1-94

Additions/ Alterations

2nd Floor Interior Remodel

Resource Information

Recorded By

Janice Rutherford

Date

6-20-1980

Sources

Carale Taylor, Interview 6-24-80;
Photograph, Taylor Collection

Historic Resource Survey
City of McMinnville
Yamhill County, Oregon

Statement of historical significance and description of property:

A866 Special Assessment Program

One of the least-changed buildings on the main street, this fine square two-story red brick structure retains its original flavor. It is flat-roofed with projecting chimney. Fenestration is quite regular; the second floor has one-over-one double-hung sash windows and the ground floor has storefront windows superimposed by multi-lighted transoms on the façade (facing north) and square multi-lighted fixed windows on the west elevation. One bay on the façade serves as a stairwell opening. Ornament consists of a simple corbelled brick cornice line, two corbelled brick belt courses, piers from the street to the second floor, simulated quoins, on the second story, and raised window labels, all of contrasting buff-colored brick. The legend "Jameson Hardware Co. Sporting Goods" appears on what is visible of the east elevation. The rear elevation is plain painted brick with irregular fenestration.

The building was erected by J.L. Fletcher in 1904 and occupied by R.M. Wade and Company. Subsequently Evans and Jameson operated and in 1921, Harold Taylor bought into the business. Four apartments upstairs were occupied in the 1920's by Dr. Wood, the Jameson's, and the librarian, Mrs. Barton. In 1932, Harold Taylor assumed ownership of the business. Today it is in the hands of his son-in-law, Ethan Dale.

Historic Resource No. A866



Photo July 2001



Original 1983 Survey Photo