

MINUTES

June 27, 2024
Historic Landmarks Committee
Regular Meeting

3:00 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: John Mead, Mary Beth Branch, Mark Cooley, Katherine Huit, Christopher Knapp, and Chris Chenoweth

Members Absent:

Staff Present: Heather Richards – Community Development Director

Others Present:

1. Call to Order

Chair Mead called the meeting to order at 3:00 p.m.

2. Citizen Comments

None

3. Minutes

- December 21, 2023

Committee Member Branch asked for clarifications on the minutes. Staff would go back and review the recording.

Committee Member Cooley moved to table the December 21, 2023, minutes to the next HLC meeting. The motion was seconded by Committee Member Knapp and passed unanimously.

4. Action Items

- HL 3-24: Certificate of Approval for Alterations 609 NE Cows St

Chair Mead said the Committee had reviewed this application at their last meeting and had asked the applicant for additional information which had been provided.

Chair Mead asked if any Committee Member wished to make a disclosure or abstain from participating or voting on this application.

Committee Members Knapp and Branch had conflicts of interest and recused themselves.

Chair Mead asked if there was any objection to the jurisdiction of the Committee to hear this matter. There was none.

Staff Report: Community Development Director Richards presented the request for a certificate of approval for alterations at 609 NE Cows Street. She discussed the site location, property information, proposed alterations, review process, criteria, Secretary of the Interior guidelines, how preservation briefs affected their decision making, how Brief 16 addressed the use of substitute materials, and the decisions that needed to be made by the Committee for the glass block windows at the rear of the house to be replaced with two square wood windows, rear facing wood windows to be replaced with aluminum clad windows, nook window street facing to be replaced with an aluminum clad window, nook door street facing to be replaced with French wooden doors, and cedar siding under vinyl/aluminum siding. She then explained recent HLC decisions for windows and siding replacements as well as suggested conditions of approval.

Applicant's Testimony: Jennifer Scott, applicant, asked if the glass blocks needed to stay for historic integrity. Chair Mead said staff recommended replacing them with the square wood windows. She asked about the French doors and maintaining the side lights. Chair Mead said the staff recommendation was to keep it as a single door with side lights. She said they were trying to mimic the adjacent French doors. The four windows facing the street were white, aluminum clad or vinyl and were not historic. She thought they should be changed to look more aesthetically pleasing with the rest of the structure. For durability, she preferred aluminum clad windows to replace the four windows with one picture window and two side lights. The two back windows were not original to the house and did not fit appropriately. She would like to replace them with a more durable material. She liked the option of the cement board siding, however she intended to replace or repair the cedar siding. The cement board would be a back up if the cedar siding did not work.

Beth Rhoades, representing the applicant, noted they had included research on the economic impact of the wood windows in the staff report. They could not do French doors and side lights as the space was not wide enough. The nook was not part of the original house.

The Committee asked questions about how the nook window pattern was not anywhere else on the house, historical timeline of the nook construction related to the rest of the home and how it was not a part of the original home, option for the French doors, use of substitute materials, at what point they would determine the cedar siding could not be repaired and would be replaced with fiber cement, request to replace the nook area with the fiber cement as it did not have cedar, matching the reveal of the original cedar siding, matching shadow lines, and how speculative timing of installation of different elements should not be considered in their decision making.

Chair Mead closed the public hearing.

The Committee was in favor of the glass block being replaced with two square wood windows because it was on a rear facing elevation and they would be replacing a non-historic material with a historic material. Regarding the rear facing wood windows, they would be replaced with double hung wood windows. Regarding the fenestration pattern of the nook from four narrow windows to three windows with a center window being wider, it was a more recent addition and additions could have more fenestration patterns. They should be wood windows and the four window pattern of the nook was not a distinctive feature. The applicant's proposed fenestration would be allowed. Regarding the French doors, the current fiberglass door with two side lights

was not a distinctive feature of the home and there were many reasons to suspect it was an addition, though they did not have the evidence to support that conclusion. A pair of wood French doors could be installed as proposed. Regarding the siding, they were comfortable with staff's recommendation of hardie panel siding on the non-primary facing facades and the street facing facades would be wood siding as either replacement and/or repair. The wood windows would be primed pine material. They recommended the replacement cedar should be smooth textured cedar and match the reveal of the existing siding.

Community Development Director Richards noted that the Secretary of the Interior's standards for replacement windows stated replacing existing incompatible non-historic windows with similarly incompatible new windows did not meet the standards.

It was clarified the replacement of the nook windows would be wood windows which was more reflective of the historic structure.

Chair Mead read the findings and amendments to the conditions into the record.

Committee Member Cooley moved to approve HL 3-24 with conditions as amended. The motion was seconded by Committee Member Huit and passed 3-0.

6. Committee Member Comments

None

7. Staff Comments

Community Development Director Richards shared the Chair and Vice Chair of the HLC met with staff regarding a variety of projects that had historic conservation implications and discussed the pathways for those projects.

8. Adjournment

Chair Mead adjourned the meeting at 4:51 p.m.