



**City of McMinnville
Planning Department**
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

Historic Landmarks Committee
McMinnville Civic Hall, 200 NE 2nd Street
May 14, 2020 2:00 PM

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/7401949381?pwd=aVdtN1kwQ2wxdTdza1Z2aXVFSjhLUT09>

Committee Members	Agenda Items
<p>Mary Beth Branch, Chair</p> <p>John Mead, Vice-Chair</p> <p>Mark Cooley</p> <p>Joan Drabkin</p> <p>Christopher Knapp</p>	<ol style="list-style-type: none"> 1. Call to Order 2. Citizen Comments 3. Approval of Minutes <ol style="list-style-type: none"> A. October 17, 2019 Meeting Minutes (Exhibit 1) B. November 14, 2019 Meeting Minutes (Exhibit 2) 4. Action Items <ol style="list-style-type: none"> A. HL 3-20: 835 NW Birch Street (Exhibit 3) Certificate of Approval for Alteration B. 2020 Historic Preservation Award Selections <i>*Note – Staff will provide presentation on Historic Preservation Awards at meeting</i> 5. Committee Member Comments 6. Staff Comments 7. Adjournment <p><i>Please Note that this meeting will be conducted via ZOOM meeting software due to the COVID-19 event.</i></p> <p>https://mcminnvilleoregon.zoom.us/j/7401949381?pwd=aVdtN1kwQ2wxdTdza1Z2aXVFSjhLUT09</p> <p>Meeting ID: 740 194 9381 Password: 44786742</p> <p>Zoom meeting software can be downloaded for free on both a computer and a cell phone. If you do not have access to either a computer or a cell phone access to a computer to participate in the meeting can be provided at the Community Development Center. Please call the Planning Department at (503) 434-7311 for assistance at least 48 hours in advance of the meeting. Seating will be provided on a first-come, first-served basis and will meet social distancing requirements.</p>

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EXHIBIT 1 - MINUTES

October 17, 2019
Historic Landmarks Committee
Regular Meeting

3:00 pm
McMinnville Civic Hall
McMinnville, Oregon

Members Present: Chair Joan Drabkin, Mary Beth Branch, Mark Cooley, Heather Sharfeddin, and John Mead
Members Absent: None
Staff Present: Chuck Darnell – Senior Planner
Others Present: Ellie Gunn and Brad Mascal

1. Call to Order

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

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action Items

A. HL 4-19: 714 SE Washington Street – Certificate of Approval for Alterations

Chair Drabkin opened the public hearing. She asked if any Committee member wished to make a disclosure or abstain from participating or voting on this application. There was none. Chair Drabkin asked if any Committee member needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this application. There was none.

Senior Planner Darnell provided the staff report. This was a certificate of approval for alterations at 714 SE Washington Street. It was listed as a significant resource in the local inventory which made it a historic landmark and subject to the certificate of approval process. The alterations proposed included alterations to the existing structure and construction of a detached garage with a new Accessory Dwelling Unit (ADU) above the garage. He explained the review criteria for the application. The applicant was proposing to maintain the main structure and its historic features. The majority of the alterations were for the single story addition in the rear that appeared to be

construction from a later date not at the same time as the historic home. The new structure would be a detached garage and ADU that would be at the rear of the building and would be designed to be compatible with the home. Staff was suggesting a condition that the remaining brick chimney be repaired and maintained if possible, but if not that it be replaced with brick. He discussed photos provided by the applicant that showed the structure and where the changes would be occurring. The doors and landings of the single story addition in the back would be removed. The old chimney that was on the 1983 photo had been removed sometime in the past, and the applicant was not proposing to replace it. They were proposing to fix up the exterior and match the color and material back to the rest of the historic home. Vinyl windows would be replaced with wood windows. The railing and landing would be taken off of the porch and the deck would be expanded and replaced and a railing added to wrap around the whole side of the house to the back. It was to be wood with materials compatible with the historic home. There would be a chimney removed and replaced with a metal flu. That was the chimney staff was requesting to preserve if possible.

Senior Planner Darnell then reviewed the design of the ADU. The roof pitch matched the existing home, the same type of materials would be used, and they had incorporated the curved window cap above the main window to match the same feature that existed on the main home. It would be differentiated by a different window pattern and it would be an ADU above the garage. There were also different gable angles on the roof. It would be compatible, yet differentiated, from the main home.

Senior Planner Darnell explained that the replacement and expansion of the deck on the east façade of the main home would replace the currently incompatible features of the deck. Staff suggested a condition that all new windows and doors would be wood. A window on the front façade would be replaced with a wood window and a glazing pattern more consistent with the historic photo. One of the front doors was currently not compatible with the historic structure, and the new left door would be 36 inches to meet accessibility standards and would be the same glazing and grid system to match the existing right door. Staff suggested a condition memorializing that style. According to the Secretary of the Interior standards, the treatment was rehabilitation which allowed for protecting a historic home but extensively replacing deteriorated, damaged, or missing features. It also allowed construction of new additions. He discussed the applicable guidelines including designing and installing new windows where the historic features were missing, replacing vinyl windows with wood, and the new construction would be compatible and differentiated. Staff recommended approval of the application with conditions.

Committee Member Sharfeddin asked what year the house was built. Senior Planner Darnell stated it was 1895.

Chair Drabkin asked if the garage would be a new structure and where it would be placed on the property. Senior Planner Darnell said it would be new. The narrative from the 1980s described a garage in the rear, but it must have been demolished at some point. He explained where the new proposed garage would be located, which would be in a similar location and met the required setbacks.

Chair Drabkin confirmed the roof of the garage would not be higher than the main house. Senior Planner Darnell explained the height of the garage from grade would be 22 feet and the height of the house from grade was 26 feet. It would be shorter and, based on the grading of the property, not as prominent as the main house.

Committee Member Cooley asked if there was any conflict between the ADU ordinance requirement and compatibility. Senior Planner Darnell said one of the reasons they designed it this way was to meet the requirements of the ADU standards and the historic preservation guidelines required compatibility but differentiation. Staff thought the language in the ADU chapter was being satisfied

including the height requirement. The ADU language on its own outside of this process would require similar design intent for the ADU.

Brad Mascal, representing the applicant, had no additional testimony but was available for any questions.

Committee Member Mead asked when the applicant took possession of the property. Mr. Mascal said at the beginning of this year. There was a long term renter in the house and it was the applicant's plan to continue to rent out the main house, and to rent out the ADU as a long term rental as well. Eventually the applicant would move to McMinnville and might pursue a bed and breakfast type use.

Chair Drabkin asked what the timeline was for the proposed work. Mr. Mascal said the work would be phased and the first phase would be the detached garage and ADU. He did not have a date for that yet. The remodel of the historic home would be the second phase to be done at a later date.

Committee Member Branch asked about the timeline for how long the approval was good for. Senior Planner Darnell said there was no time limit in the code. If the design was approved by the Committee, it would be valid and run with the property unless someone applied to do something different.

Committee Member Branch asked about the man door under the covered porch on the east façade. Mr. Mascal said it was an original door and would be preserved. Currently there was a narrow deck and not very functional, which was the reason for the remodel. The cover over the deck would remain the same.

Committee Member Branch clarified the proposed deck and railing would be wood. Mr. Mascal said yes, and they would use a spindle railing.

Committee Member Mead asked if there was discussion about replacing the chimney on the east façade that had been taken out. Mr. Mascal said that was not a wish of the client.

Committee Member Branch asked if the owner had reviewed staff's conditions and was amenable to them. Mr. Mascal had reviewed them with the owner and she was amenable.

Chair Drabkin was uncomfortable with approving something that had no time limit. She suggested adding language that if the ADU was not started in a year, the application approval lapsed.

Committee Member Cooley said when they were designing the garage and ADU, did they reference the Secretary of the Interior's guidelines regarding new structures adjacent to historic structures or were they mostly just focusing on the ADU ordinance. Mr. Mascal said they started with the ADU ordinance and then they looked at the Secretary of Interior's guidelines for a rehabilitation project and changed some of the design to be differentiated from the main house.

Committee Member Cooley read from the list of how the new structure could be differentiated. Staff mentioned that the garage doors were different from the fenestration patterns of the rest of the building. Senior Planner Darnell confirmed staff referenced the garage doors design which was different from the house and the window patterns around the west and south façades were smaller, square windows rather than the vertical aligned windows on the house. Mr. Mascal pointed out the garage/ADU would be set back a good distance from the right-of-way as well.

Committee Member Branch thought the curved window cap on the ADU to match the house should not be included as it was a unique feature of the historic house. Mr. Mascal said they could be flexible on that detail.

Committee Member Sharfeddin thought a Victorian home and a Craftsman ADU might create a misinterpretation of the property. It might make more sense for the ADU to be Victorian in style but with differentiating elements to be more consistent with the age of the property.

Ellie Gunn, McMinnville resident, lived next door to this home. She asked what the distance would be from the edge of the ADU/garage to the fence line. Senior Planner Darnell clarified it would be setback of six feet from the property line to the ADU.

Ms. Gunn asked about the timeline for the ADU to be built. Senior Planner Darnell stated it would be at least a few months as they would need to submit construction drawings and go through the permitting process.

Ms. Gunn said the back of the house had been hit by a tree in the 1990s and they might have redesigned the slope of the roof in the back.

Mr. Mascal provided rebuttal. He thought the new building would have low visibility. The timeline for construction was a matter of how long it would take to go through the process.

Chair Drabkin closed the public hearing.

Committee Member Branch said the window with the curved window cap on the north façade was the most important as it was viewed from the street. It was a similar replica of the main house window and she was concerned that it was too similar and was not appropriate. It should be left off the ADU to make it clear that it was not a renovation of an old garage. She thought the unique roof line differentiated the ADU from the main house. It was more Craftsman in style.

Committee Member Sharfeddin said the neighborhood was Victorian and a very Craftsman ADU would change the historic feel of the neighborhood. The shed roof was what she was most struggling with.

Committee Member Cooley said there was a distinct form for a Victorian home when compared to a Craftsman that could be identified. The new structure should reflect the form, massing, and scale present in the resource. They had not worked out what the techniques were for differentiating while keeping the consistent form, massing, and scale.

Committee Member Branch noted that the ADU standards were not compatible with the Secretary of the Interior's standards. She put the federal standards at the highest level of importance.

Committee Member Cooley thought the intent of the guideline was people could identify what the historically important structure was compared to anything else around it. If they were too closely matched, then that might not happen.

Committee Member Branch said the shed roof was a Craftsman detail, but beyond that she did not see a lot of traditional Craftsman in the design. It was more of a contemporary take. She appreciated how this application showed care to follow the standards and was straightforward and not asking for variances. She also noted that there was a need for additional rental housing in the City.

Committee Member Mead agreed it was hard to follow both guidelines. He could go either way on the curved window detail. The Secretary of the Interior's guidelines asking for differentiation was what prompted the different roofline. He thought those guidelines were being met.

Committee Member Branch asked about the paint color requirements. Senior Planner Darnell said the guidelines stated it had to be within the same color range of the historic building but did not

duplicate the color. The applicant was proposing to match the color but they could pick a different shade to differentiate it further.

Committee Member Branch suggested adding a condition that a different color be used and that it be reviewed by staff or the HLC.

Mr. Mascal clarified the color of the main structure would not be changed. There was differentiation on the main house as there were different types of shingles being used. It was called out in the resource inventory and it was not their intention to use any other types of shingles on the ADU which would also set it apart.

Senior Planner Darnell reviewed the comments that had been made regarding the timeframe of the approval, removal of the curved window detail, and color of the ADU.

Committee Member Branch thought the lack of timeframe protected the property.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Committee Member Mead moved to approve HL 4-19 subject to the conditions of approval provided in the decision document and adding a condition to require removal of the curved brow over the windows on the ADU and a condition to require submittal of the ADU paint colors to the HLC for approval. The motion was seconded by Committee Member Branch and passed 5-0.

5. Discussion Items

None

6. Committee/Commissioner Comments

A. Project Updates - 219 SE Lincoln Street (HL 10-18)

Senior Planner Darnell said the HLC's decision not to allow the use of the plastic based material was appealed by the applicant to the Planning Commission, and the Planning Commission upheld the HLC's decision. The applicant was notified that they needed to replace the railing and the applicant failed to do so. They were now in the code enforcement process and the applicant was working on removing the material. They were proposing to install wood top and bottom rail and balusters and paint them white to match the existing porch. He asked if the HLC was comfortable with that proposal.

There was discussion regarding the lack of communication between the applicant and the owner in the initial phases and how staff had been meeting with the owner and they were willing to make the changes.

There was consensus for the proposal to go forward as discussed.

7. Staff Comments

Senior Planner Darnell said the HLC's annual update to the City Council would be on November 12. Staff was scheduling quasi-judicial land use training for City committees. The November meeting of the HLC would be rescheduled to November 14.

8. Adjournment

Chair Drabkin adjourned the meeting at 4:22 p.m.



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EXHIBIT 2 - MINUTES

November 14, 2019
Historic Landmarks Committee
Regular Meeting

10:00 am
McMinnville Civic Hall
McMinnville, Oregon

Members Present: Joan Drabkin, Mary Beth Branch, Mark Cooley, and John Mead
Members Absent: Heather Sharfeddin
Staff Present: Chuck Darnell – Senior Planner
Others Present: Zack Geary – City Councilor, Ron Burcham, Doug Hurl, Matt Loosemore, Steven Macy, Marcia Mikesch, Jim Schlotfeldt, and Kelly Wilson

1. Call to Order

Chair Drabkin called the meeting to order at 10:00 a.m.

2. Citizen Comments

None

3. Approval of Minutes

None

4. Action Items

A. DDR 4-19: 118 NE 3rd Street - Review of Revised Exterior Materials

Senior Planner Darnell explained the revised exterior materials for the First Federal project that was recently reviewed and approved by the Committee. One of the conditions of that approval was to provide a revised example of the brick material and grout color. A revised rendering had been provided by the applicant that also addressed some of the other conditions of approval. It included an additional window to the Baker Street façade, darker color of the wood material and soffits, and darker color metal material on the awnings. The new rendering also showed the new color of the brick.

Kelly Wilson, representing the applicant, discussed the samples of the brick, mortar, and stone panel he had brought to the meeting.

Doug Hurl, representing First Federal, said they wanted a brick color that was complimentary, but not a firehouse red brick. The brick they chose had a red hue to honor the past but allowed for a newer look.

Chair Drabkin asked if it was only because they wanted a newer look or was there some kind of message they were trying to give in a non-verbal way to customers.

Mr. Hurl said they wanted something complimentary and inviting.

Senior Planner Darnell said in the previous review, they determined the color that was being proposed was too dark and too close to black which was prohibited. They needed to determine whether this new material was acceptable and met the applicable review criteria.

Committee Member Branch asked if the intent for the metal was for it to be in a similar color tone as the stone. Mr. Hurl said yes, he explained where the metal would be located. He thought it would be a lighter color that was complimentary to the stone. They had not chosen the final color yet and they had not decided on the wood soffit color yet either.

Senior Planner Darnell clarified that Condition #10 stated the wood was to be finished with a darker stain or painted to be consistent with the allowable material of painted wood and not appear as a natural wood material. HLC approval of the paint colors was not required for this application.

Mr. Hurl said the intent for the soffit was for it to be a smaller accent. First Federal wanted to warm the building up and use warm and friendly materials and that was why they introduced the wood. They understood the design guidelines did not allow wood. As a soffit material they thought it was not a very prominent material when looking at the building as a whole. If they were to paint or darkly stain it, they would lose the intent of providing some natural material for the exterior of the building. The preference was to let the wood be wood.

Committee Member Branch thought the design element was beautiful, however they would be losing the integrity of their standards if the Committee did not hold to the standards more strongly. She was having to search for the elements that followed the standards, and she did not think wood was defensible in the criteria. The language in the standards was specific to not appear as a natural wood material.

Committee Member Cooley said it was not a question of whether or not they agreed that the natural wood graining and pattern would be warmer and more welcoming. It was setting a precedent for future applications.

Senior Planner Darnell said the condition was written not for the material to come back to the HLC but staff would review it during the building permit and final inspection process.

Mr. Macy, McMinnville resident, thought the proposed colors would be attractive for a bank. He thought it would fit in as it was on the edge of downtown. It had a reddish tone to it, especially when it was in the sunlight. He thought there was plenty of red and it had an earthy feel to it.

Committee Member Mead thought the color met the standards as it was not black and had an earthy tone. The finish was non-reflective and a matte finish.

Committee Member Cooley agreed that it would not look black, which was the previous concern.

Chair Drabkin also thought it met the standards.

Based on the examples of the revised building material provided by the applicant, Committee Member Cooley moved to approve the proposed materials which were consistent with the applicable downtown design standards and the findings of fact in the decision document. The motion was seconded by Committee Member Mead and passed 4-0.

B. DDR 5-19: 903 NE 3rd Street - Downtown Design Review & Waiver Request

Chair Drabkin opened the public hearing and read the hearing statement. She asked if any Committee member had any disclosures to make or would abstain from participating or voting on the application. There were none. Chair Drabkin asked if any Committee member needed to declare

any contact prior to this hearing with the applicant or any other parties involved in the application or any other source of information outside of staff. There were none.

Senior Planner Darnell provided the staff report. This was a downtown design review and waiver request for the Mini Super Hidalgo building at the corner of NE 3rd and Irvine Streets. The property was located in the downtown design standards area. It was not a historic resource and did not have a historic resource on the property. The improvement being requested was to build an addition off of the south side of the building that would fill in the portion of the building that was underneath the covered canopy area today. He described the proposed improvements on the south and west elevations. The waiver was related to the amount of glazing being reduced to 61% on the 3rd Street façade and 44% on the Irvine Street façade. He then discussed the review standards. The building was just over 60 feet in width and some breaks in the storefront window pattern were included. The applicant was proposing a brick bulkhead from the base of the building up to the bottom of the windows on the new storefront window system. The entryway was being relocated from where it existed today and would be recessed. There would also be a new cap on the building and the windows would be recessed. The applicant was also proposing an improvement on the fascia and building walls which would be a cement panel with sand textured paint or stucco. If the Committee found that the material was allowed, staff suggested that they add a condition that the applicant provide a built example of the material to be reviewed by the HLC. The applicant provided a rendering that identified the colors that generally met the subtle earthtone color requirements. Staff suggested that to ensure that the colors were consistent with the requirements, that a condition be included to require that the applicant provide a sample to the Planning Department for review.

Regarding the waiver for the glazing, the applicant had argued that for the south facing façade on 3rd Street, it was an alteration to an existing building and they were tying into the structural components of that building. The new roof structure was tying into roof framing which was a north to south framing system that would be extending out for the new addition which had columns and foundations in the south building wall. They would need space in the building wall to provide that where otherwise it would have been used for glazing. Staff thought overall the improvements that were being done met all of the other standards and met the intent of the downtown design standards as a vast improvement of the existing building. Regarding the Irvine Street façade glazing, the argument for the waiver was that the extension of the façade was only 6 feet in length. They proposed to bring the same window that they were using on the 3rd Street façade around to the Irvine Street façade and would carry on the new features onto that façade as well. He then reviewed the conditions. Staff recommended approval of the application with conditions.

Committee Member Branch asked if applications were supposed to include specifics on the material selections, colors, and finishes. Senior Planner Darnell said there was not a clear precedent for that. It had been allowed in a variety of different ways in the past.

Chair Drabkin thought the Committee would be more comfortable if applicants submitted the colors with the building materials.

Marcia Mikesh, representing the applicant, said this building was originally a gas station, which was concrete block. There was an addition to the east that was a wood frame system. They had to contend with the different roof systems. The original gas station had Glulam beams and a 3-by tongue and groove decking with a low pitch roof membrane over it. They would be taking out part of the existing concrete block wall that used to have the bays for car repairs and would be putting in steel posts inside and outside and adding a 5.5 foot sheer wall. The new steel posts were located in the vertical columns that would break up the façade. The owner liked the colors on the rendering, but it was not a color board. They wanted to make sure the form and details of the building would be considered enough before they did the color board which typically came after the initial design. It would be an aluminum storefront. She did not have samples of the awning as they had not gotten approval of the material. They were also waiting to get some bids so they knew what supplier would be used. They had tried to comply with the design standards. They had the project in for the building

permit as well. She wanted to work with the Committee and not delay the project. The fascia improvement could be stucco with a different color applied to it instead of a sand paint.

Committee Member Branch said the existing roof extending out past the building on the west façade, especially with the awning angling underneath, would draw a lot of attention to itself as something non-historic.

Committee Member Mead suggested bringing the west wall out to be even with the roofline or cut the roof back on that whole side so it matched the wall.

Committee Member Branch suggested the awning be attached at the base of the fascia.

Senior Planner Darnell clarified that the amendments would result in the slanted awning starting directly from the base of the fascia. Ms. Mikesch did not have a problem with that.

Committee Member Branch asked what the new signage would look like. Ms. Mikesch said they did not have a design yet, but it could be submitted for review. The applicant planned to do an image upgrade.

Committee Member Mead asked about the glazing not being met due to the sheer wall. That had been done in the downtown before, but it required extra engineering. He thought it would be inappropriate in a project of this scale and size to not include the required glazing. Ms. Mikesch stated it would cost more and steel moment frames were not as effective unless there was more foundation work.

Committee Member Mead concurred that it was not practical. Ms. Mikesch said at some point the applicant would abandon the project if it became too expensive.

Committee Member Cooley asked how much the 24 inch bulkhead contributed to the reduction in the available glazing. Ms. Mikesch said she had looked at reducing it to 18 inches and it was less than a 10% improvement. She managed to get it to 61% by increasing the window width, but when she looked at dropping the windows down an extra 6 inches, which wouldn't meet the client's needs, it was less than a 5% improvement.

Committee Member Cooley clarified they considered a moment frame, but the primary reason for excluding that was cost. Ms. Mikesch said yes, and needing to work around the existing foundation.

Committee Member Cooley said there would be the large sheer wall between the glazing units. That needed to be in line with the existing foundation elements that were further back to the north within the building. Ms. Mikesch said the new façade would have a new foundation, but it would tie in to the existing building in a couple of places. They were doing a wood frame with plywood on both sides of the sheer wall. She thought the design was such a great improvement over what was there now that the glazing waiver could be acceptable.

Committee Member Mead asked how this addition would change the business. Ms. Mikesch said it would move the existing cashier counter out so there would be more retail area. Right now there was an existing window that they wanted to change to two windows and make it more secure. It would be a customer area separate from the retail space.

Committee Member Branch discussed how corner properties were to appear to be two stories in height and not making the massing smaller on this building.

Ms. Mikesch explained how they had considered putting a new building on the corner, however there were underground tanks that would have to be dealt with. That was not something her client wanted to do. They still wanted to build a two story building on the east side of the lot, but that would be a separate building instead of being attached. They also were not planning to underground the utilities.

Committee Member Cooley asked if she preferred modifying the awning design or cutting back the overhang of the roof structure. Ms. Mikesch said modifying the awning would be less costly.

Chair Drabkin closed the public hearing.

Chair Drabkin was in favor of the improvement and modification to the awning design. She would like the colors and sample stucco to be brought back to the Committee.

Committee Member Cooley said when they granted a waiver for the glazing requirement, that was a permanent decision that would carry through the life of the structure going forward. It came up fairly regularly with applicants and it was worthwhile to discuss how feasible the 70% requirement was and economic hardship due to a moment frame was not a criterion for granting the waiver. The existing structural components and the intended construction to tie into those existing building components were related to the waiver criterion, and he thought the comments made argued in favor of granting the reduction to the glazing requirements in this particular scenario based on the existing building's construction type. He did not want the glazing requirement to be an obstruction to getting this project approved.

There was discussion regarding the importance of the findings in explaining why the waiver was approved and not setting a precedent for the future.

Committee Member Cooley pointed out that there was nothing in the language that empowered the HLC to consider economics as a condition for granting a waiver. The defect was not that they set a precedent but that they used a non-allowed criterion in making a decision.

Committee Member Branch was in favor of the materials coming back to the Committee for approval, specifically all of the exterior materials, paint colors, finishes, and signage.

There was discussion regarding the timeline of the building permit and construction. There was further discussion regarding the sign and how the Committee would like to see the color, material, size, and placement of the sign.

Committee Member Mead moved to approve DDR 5-19 with the following conditions: the applicant shall submit a building permit prior to completing any work, the construction plans submitted with the building permit shall be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings reviewed by the HLC along with any revisions to respond to conditions of approval, the applicant shall provide a built example of the final exterior panel building material to be reviewed and approved by the HLC prior to application of those materials, the built example will include an example of the treatment of any seam that was to be caulked or painted over with the sand textured paint, the applicant shall provide examples of the exterior building colors to the HLC for review and approval including the sign and awning, the glazing percentage was approved for this project based on the size and scale of the project and the existing structure as per the comments made on the record at the HLC meeting, and the awning to the west side of the building would start at the base of the eave. The motion was seconded by Committee Member Branch and passed 4-0.

5. Discussion Items

A. Upcoming Request for Proposals (RFP) For Survey Work

B. 2020 Work Plan

Senior Planner Darnell said the HLC's 2020 Work Plan would include a reconnaissance level survey for the area south of downtown, updates to the historic resources inventory materials, and outreach to property owners of homes on the historic resources inventory. There was a draft RFP for the reconnaissance level survey work that would move forward with the HLC's approval. A deliverable from the survey would be a recommendation on potential updates to the inventory.

There was discussion regarding the area being surveyed and making sure the map and description in the RFP document matched.

There was consensus for staff to move forward with the RFP.

6. Committee Comments

Chair Drabkin suggested holding HLC meetings somewhere other than the Council Chambers.

There was discussion regarding the pros and cons of meeting in the Council Chambers, especially in regard to the level of respect shown to the Committee as decision makers.

Committee Member Branch discussed her frustrations with the Committee's lack of involvement and access to information about applications early on in the process. It made them feel like it was too late for the Committee to deny something that was already through most of the process.

Committee Member Cooley said the request for built samples could blow someone's finances apart or delay projects.

Committee Member Branch said people came in with the assumption that their applications were a done deal and it was only a formality to bring them to the HLC. When the HLC wanted to enforce standards, they were told they were causing disruption to the investment of the development. They shouldn't make decisions based on those optics. She did not think the system and application process were working. She suggested adding a review of the process and making recommendations for changes to the Work Plan. She would like the Committee to be able to be involved earlier in the process.

There was discussion regarding the current application process and examples of applications that the Committee had been under pressure to approve quickly.

Committee Member Mead said the HLC also had a short amount of time to review applications before meetings and asked if the information could be forwarded earlier.

Senior Planner Darnell thought there were some simple changes that could be made to the process. He explained staff's processes for pre-application, application submittal, and completeness review.

Committee Member Branch asked if a member of the Committee could participate in the internal review of completeness. Senior Planner Darnell did not know as that was not typical.

There was discussion regarding applications where standards were not applied and no waiver had been required.

Committee Member Branch thought they needed to schedule time to review all of the criteria and standards in 2020 and receive training from the City Attorney about the quasi-judicial process.

There was consensus not to meet in December, but to discuss processes and procedures further at the January meeting. Senior Planner Darnell would put binders together with the DDR standards for HLC review.

Committee Member Cooley stated Senior Planner Darnell gave the HLC annual report to Council on Tuesday. He did a great job and there was complimentary feedback from the Council.

7. Staff Comments

None

8. Adjournment

Chair Drabkin adjourned the meeting at 12:25 p.m.

DRAFT



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

EXHIBIT 3 - STAFF REPORT

DATE: May 14, 2020
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: PUBLIC MEETING: HL 3-20 (Certificate of Approval for Alteration) –
835 NW Birch Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is a quasi-judicial review of a “Certificate of Approval for Alteration” land use application for alterations to the existing historic landmark and building located at 835 NW Birch Street (Tax Lot 9300, Section 20AA, T. 4 S., R. 4 W., W.M.). Alterations to existing historic landmarks that are designated on the Historic Resources Inventory need to be reviewed and receive approval for how their design complies with McMinnville’s historic preservation standards. Per the McMinnville Municipal Code (MMC), the McMinnville Historic Landmarks Committee serves as the decision-making body for the Certificate of Approval review. The applicant, Zachary Geary, Branch Geary Inc., on behalf of property owner Liz & Joe Wilkins, is requesting the Certificate of Approval for Alteration approval. The Certificate of Approval for Alteration request is subject to the review process described in Section 17.65.060 of the MMC. The Historic Landmarks Committee will make a final decision on the application, subject to appeal as described in Section 17.65.080 of the MMC.

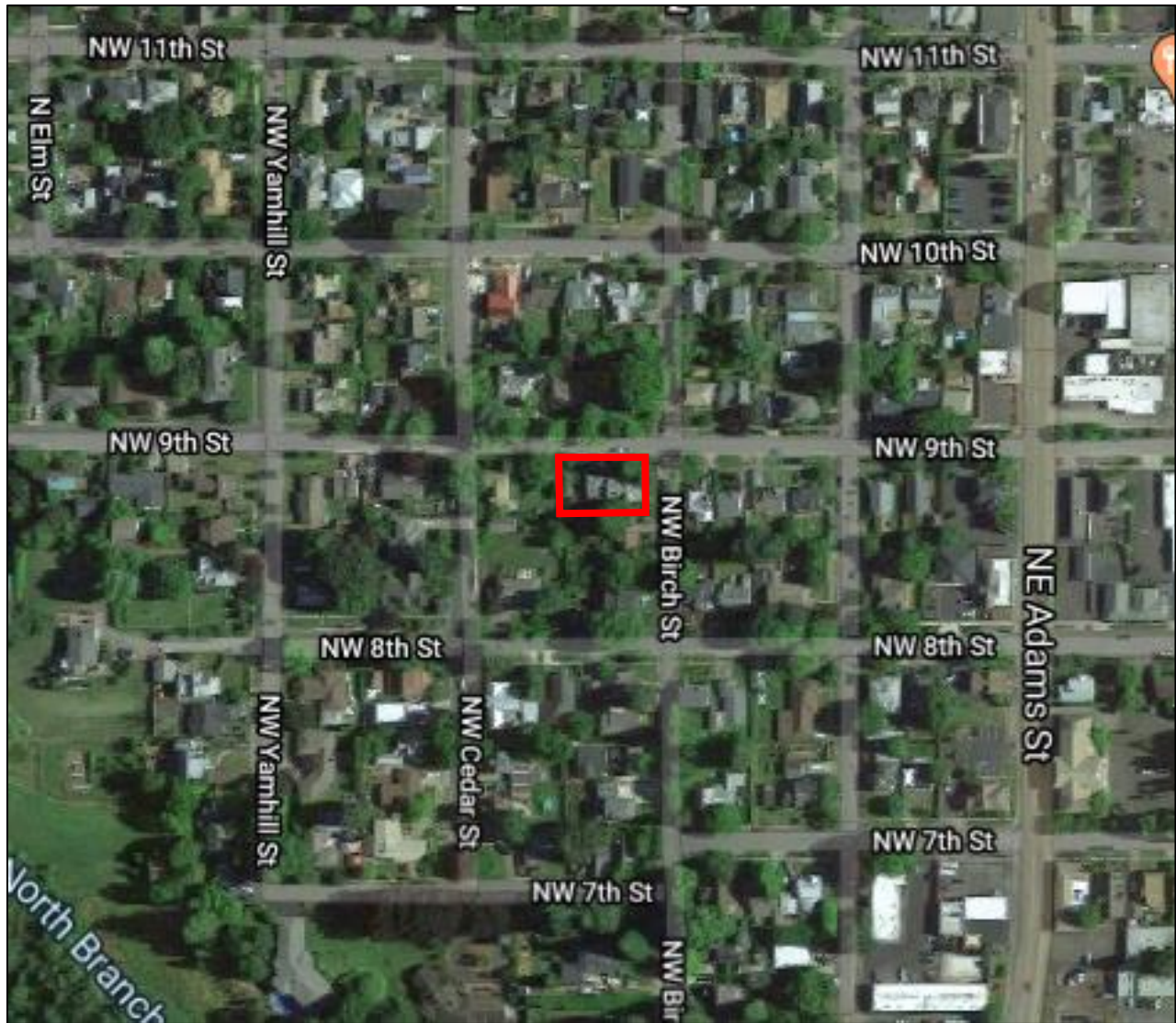
Background:

The subject property is located at 835 NW Birch Street. The property identified as Tax Lot 9300, Section 20AA, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials

Figure 1. Vicinity Map (Property Lines Approximate)

The existing building on the subject property is listed on the Historic Resources Inventory as a Significant resource (resource number B274). 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 B274) for the subject property. The survey photo of the building is dated as 1983. 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 “Statement of Historical Significance and Property Description” state the following:

“This is a one and a half story L-shaped Rural vernacular set squarely east-west on the lot surrounded by a variety of shrubs and an old fir. The house has four cross-gables with eave returns. The roof is of cedar shingles and the siding is beveled – except for a partial addition which is weatherboard. The foundation is cement without an apparent basement. A one-story front porch has four simple columns. The windows are double-hung sash, one-over-one.”

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“This application is for the remodel of the existing single family home located at 835 NW Birch Street. Relative to the applicable review criteria, the exterior work of the project remodel includes two elements; the relocation of one window and the addition of one new window, and re-roofing the house to replace the aging asphalt shingles with standing-seam metal roofing.

The window elements of the project occur within the existing kitchen, which impacts the exterior wall along the South face of the house. See the attached provided site plan and photos to detail the location, but to summarize, the house is located on the corner lot of NW 9th and Birch, with Birch street to the East and 9th street to the North, putting the South side in-between this house and the neighbor to the South.

The re-roof of the house is needed for the health of the structure. The current roof, an asphalt composition roof, has reached it’s end-life. The current home owners are seeking approval to install a standing-seam metal roof on the structure.”

In addition, the applicant provided a description of the materials that were provided to support the application. This description is in response to a staff request for architectural drawings, including elevations of the proposed alteration, which are typically required of Certificate of Approval for Alteration applications. Their description of the materials is as follows:

“The project in total, beyond the scope requiring certificate of approval of alteration from the Historic Landmarks Committee, is a kitchen remodel. A kitchen remodel that expands the footprint of the kitchen, rearranges the primary appliances and plumbing in the kitchen, and updates finishes and fixtures. The project did not involve, nor necessitate an entire set of architectural drawings of the existing houses that rendered every square foot of the interior and every plane of the exterior. The creation of full exterior elevations to illustrate the metal roofing material approval request, we feel, is unwarranted. To assist both the Historic Landmarks Committee and staff in understanding the details of the material we have included diagrams, details, and specifics of the material proposed. Details on both the metal panels themselves (Metallion Industries “Loc-Seam” 24 gauge, 12” wide seam, concealed fastener system) and the host of trims and flashings. We hope the details included of the specific dimensions of the proposed standing seam metal roofing - width of panels, height of standing seam, etc. - and it’s specific treatments at the edges of roof gables, rake edges, eaves, valleys, and ridges are able to assist the Committee and staff in the deliberation and decision process in lieu of a full architectural set of elevations of the house.”

Discussion:

The applicant has provided a partial elevation and illustrations identifying the improvements that would occur, should the Certificate of Approval for Alteration land-use application be approved. See Partial Elevations and Illustrations of Window Alterations (Figure 2 and Figure 3) below.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials

Figure 2. Partial Elevation**Figure 3. Illustrations of Window Alteration****Attachments:**

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials



Applicable Criteria

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria. Attached is a decision document that provides the staff-suggested Findings of Fact and Conclusionary Findings for the land-use application. This document outlines the legal findings on whether or not the application meets the applicable criteria and whether or not there are conditions of approval that if achieved put the application in compliance with the criteria.

The specific review criteria for a Certificate of Approval for Alteration in Section 17.65.060(B) of the MMC require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials

- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
- 3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;
 - 4. The value and significance of the historic resource; and
 - 5. The physical condition of the historical resource.

The applicant has provided a written narrative and findings to support their requests. The narrative and findings are provided in the application materials, and are also reiterated and expanded upon in the Decision Document. The Decision Document includes the specific findings of fact for each of the applicable review criteria, but an overview of the findings in those Decision Documents is provided below.

Summary of Proposal and Staff-Recommended Findings

Overall, the alterations that are proposed do not impact the overall character-defining structural components of the historic landmark. The proposed alterations would not alter the structural components of the major features of the structure that are listed in the Historic Resources Inventory, including the cross-gabled roof with eave returns, foundation, and front porch with columns. The window alteration is proposed on a non-primary building elevation, which will be discussed in more detail below. The proposed re-roofing of the structure is more substantial, as it would result in a change in materials and appearance that would be highly visible on the entire structure.

Staff finds that the major components of the Certificate of Approval for Alteration request that are in question are the materials that are proposed to be used in the alterations, and also the addition of a new window in the building elevation.

The proposed materials of a standing seam metal roof and a new vinyl window are not the same as the historic materials that were original to the house, as documented in the Historic Resources Inventory sheet for the structure. While the applicant has provided evidence and argument that some of the original building materials have already been replaced, the applicable review criteria and Secretary of the Interior Standards focus more on the preservation and rehabilitation of historic features by using materials that are consistent or compatible with the original historic features and materials of the historic resource in question.

The applicable review criteria that provide the most specific requirements and guidance for building materials are in the Secretary of the Interior Standards (review criteria 17.65.060(B)(2)(i)). More specifically, the recommended guidelines for the Rehabilitation treatment, which this proposal falls within, provide guidance that would not support the use of the standing seam metal roof or the vinyl windows. Much more detail is provided on these applicable standards and criteria in the Decision Document, but staff will summarize those findings below.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials

The applicant provided their own findings and argument for the proposed standing seam metal roof, primarily based on the fact that the Secretary of the Interior Standards do reference that metal was a material that was used for roofing in American history. Staff does acknowledge that the Secretary of the Interior Standards list metal as a type of roofing material, but does not find that any evidence was provided for metal roofing being a typical treatment on residential structures in the McMinnville region during the period of development of the historic resource in question. The examples that were provided by the applicant were of structures in other regions of the country (primarily east coast), and were not accompanied by any specific context as to whether the material was original or whether the structure was subject to the Secretary of the Interior Standards.

In addition, the Secretary of the Interior Standards provide multiple standards and other guidance that speak to new materials that are replacing missing historic features being compatible with the historic building. The Rehabilitation treatment guidance for the design of missing features states that a new material being used to replace a missing feature should be “compatible with the overall historic character of the building”. More specifically in regards to roofing materials, the National Park Service and Secretary of the Interior state in the “Roofing for Historic Buildings” Preservation Brief that “...the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building” and that “...if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.”

Based on the information above, and as described in more detail in the findings in the Decision Document, staff does not believe that the standing seam metal roofing is compatible with the historic landmark in question. The standing seam metal roofing represents a change in materials that is different in physical composition, as metal is not an organic material such as wood (cedar shingles) or even an organic-based asphalt shingle. The standing seam metal roofing material is also different in scale, texture, and appearance. The historic roofing material was in the form of a shingle roofing material that had a repetitive design more in scale with the beveled siding of the remainder of the structure. The historic roofing material was also in the obvious shingle pattern and appearance, with a more robust texture to the building material than a standing seam metal roof would provide. The Preservation Brief referenced above also provides specific guidance that “Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles...”, thereby providing a more specific example of a material that is compatible with the historic cedar (wood) shingles that previously existed on the historic landmark. Therefore, staff does not believe that the standing seam metal roofing material is a compatible substitute material for the missing historic roof feature.

The window alteration is somewhat unique, as it is not preserving an existing historic feature (vinyl windows exist today) or replacing a missing historic feature (the two existing windows would remain). The window alteration involves the relocation of one existing window to allow for a new window to be added to the structure. Staff would suggest that the Historic Landmarks Committee consider whether the proposed relocation of an existing window and addition of a new window would be consistent with the Secretary of the Interior Standards. The applicable review criteria that provide the most specific requirements and guidance related to the window alteration are in the Secretary of the Interior Standards (review criteria 17.65.060(B)(2)(i)). More specifically, the recommended guidelines for the Rehabilitation treatment, provide the following “Recommended” and “Not Recommended” guidelines:

Recommended Guideline: Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Not Recommended Guideline: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

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Not Recommended Guideline: Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

Not Recommended Guideline: Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building.

The proposed window alteration will occur on a rear elevation that is less visible and is not a prominent elevation, and the new window addition would also not duplicate any historic fenestration pattern that exists on the structure. However, the “Recommended” guideline above states that new window openings may be allowed on secondary, less visible elevations, “if required by a new use.” Therefore, staff would request that the Historic Landmarks Committee determine whether the proposed remodel of the single family structure would meet this guideline and allow for the new window opening. The Historic Landmarks Committee should also determine whether a change to the window fenestration pattern in this location of the structure would “negatively impact the character of the building”.

If the Historic Landmarks Committee finds that the window relocation and the new window addition do meet the Secretary of the Interior Standards, staff would then request that the Committee consider the proposed window materials. Staff does not believe that the proposed vinyl window material would be compatible with the overall design of the building and the historic character of the resource, as is required in the Secretary of the Interior Standards.

Wood windows and original siding have been replaced on the structure. The applicant has used this as the reasoning for installing a new vinyl window in this location, but staff would note that the Secretary of the Interior Standards require that “...new openings and the windows in them should be compatible with the overall design of the building...” when new windows are being added to a structure. Photographs provided by the applicant show that there are still some wood windows in existence on the house, so another wood window would not be inconsistent with this pattern. A new wood window could also be designed to be of the same size, form, and function as the adjacent vinyl windows to not be inconsistent in design or appearance.

Commission Options:

- 1) Close the public hearing and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public hearing to a specific date and time.
- 3) Close the public hearing, but **KEEP THE RECORD OPEN** for the receipt of additional written testimony until a specific date and time.
- 4) Close the public hearing and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Based on these applicable standards and findings, staff is suggesting that the Historic Landmarks Committee review the proposed alterations and make a determination of whether the relocation of an existing window to allow for the addition of a new window opening is found to meet the applicable Secretary of the Interior Standards, as discussed in more detail above.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

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If the Historic Landmarks Committee finds that the addition of a new window opening meets the applicable standards, staff would recommend that the land use application be approved with conditions that require changes to the materials as proposed by the applicant. Staff has prepared a decision document that would reflect this decision, which includes suggested conditions of approval. The staff-suggested conditions would allow the window alteration if the new window was a wood window, and would allow the re-roofing of the structure if the roofing material was a like-for-like replacement of the existing asphalt shingle roofing material. This asphalt shingle material is found to be more compatible with the historic resource in question and more accurately duplicates the historic wood shingle roof that is missing, as is supported by the National Park Service Preservation Brief reference above and in detail in the findings in the Decision Document.

The staff-suggested conditions of approval, as specified in the draft decision document, include:

1. That the new window proposed on the south elevation shall be a wood window. The window shall be a double-hung, one-over-one window in the same dimension as the adjacent existing windows.
2. That the proposed standing seam metal roofing material is not allowed. The existing roofing material may be replaced with a like-for-like replacement of the asphalt shingle roofing material that currently exists on the structure. The replacement of the asphalt shingle roofing material shall maintain all of the existing forms and features of the roof, including the cross gables and eave returns.

If the Historic Landmarks Committee finds that the addition of a new window opening would not meet the applicable Secretary of the Interior Standards, staff would recommend that the Committee provide adequate findings on the record for the denial of the alteration. Alternatively, staff would recommend that the Committee provide direction on findings during their deliberations and continue the application to allow staff to draft an updated Decision Document that incorporates those findings, which could be reviewed at a future Committee meeting.

If the Historic Landmarks Committee finds that the addition of a new window opening meets the applicable standards, a recommended motion for the land-use application is provided below.

MOTION FOR APPROVAL OF HL 3-20:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE HL 3-20, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

If the Historic Landmarks Committee does not find that the addition of a new window opening meets the applicable standards, a recommended motion for the land-use application is provided below.

MOTION FOR CONTINUATION OF HL 3-20:

BASED ON THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE FINDS THAT REVIEW CRITERIA ARE NOT BEING SATISFIED AND DIRECTS STAFF TO PROVIDE UPDATED FINDINGS AS DISCUSSED ON THE RECORD, AND CONTINUES HL 3-20 TO A COMMITTEE MEETING ON [ENTER A DATE FOR FUTURE COMMITTEE MEETING].

CD

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-20

Attachment B: HL 3-20 Application Materials



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

503-434-7311

www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF ALTERATIONS TO A HISTORIC LANDMARK LOCATED AT 835 NW BIRCH STREET

DOCKET: HL 3-20 (Certificate of Approval for Alteration)

REQUEST: Approval of alterations to an existing historic landmark and building that is listed on the McMinnville Historic Resources Inventory as a "Significant" historic resource (resource number B274). The proposed alterations include the relocation of one existing vinyl window, the addition of one new vinyl window, and the replacement of the existing asphalt composition roof with a standing seam metal roof.

LOCATION: 835 NW Birch Street. The property identified as Tax Lot 9300, Section 20AA, T. 4 S., R. 4 W., W.M.

ZONING: R-2 (Single Family Residential)

APPLICANT: Zachary Geary, Branch Geary Inc., on behalf of property owner Liz & Joe Wilkins

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: April 21, 2020

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: May 14, 2020, Zoom Online Meeting

PROCEDURE: An application for a Certificate of Approval for Alteration is processed in accordance with the procedures in Section 17.65.060 of the McMinnville Municipal Code.

CRITERIA: The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) 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

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 Certificate of Approval for Alteration (HL 3-20), **subject to conditions**.

DECISION: APPROVAL WITH CONDITIONS

Historic Landmarks Committee: _____
John Mead, Vice-Chair

Date:

Planning Department: _____
Heather Richards, Planning Director

Date: _____

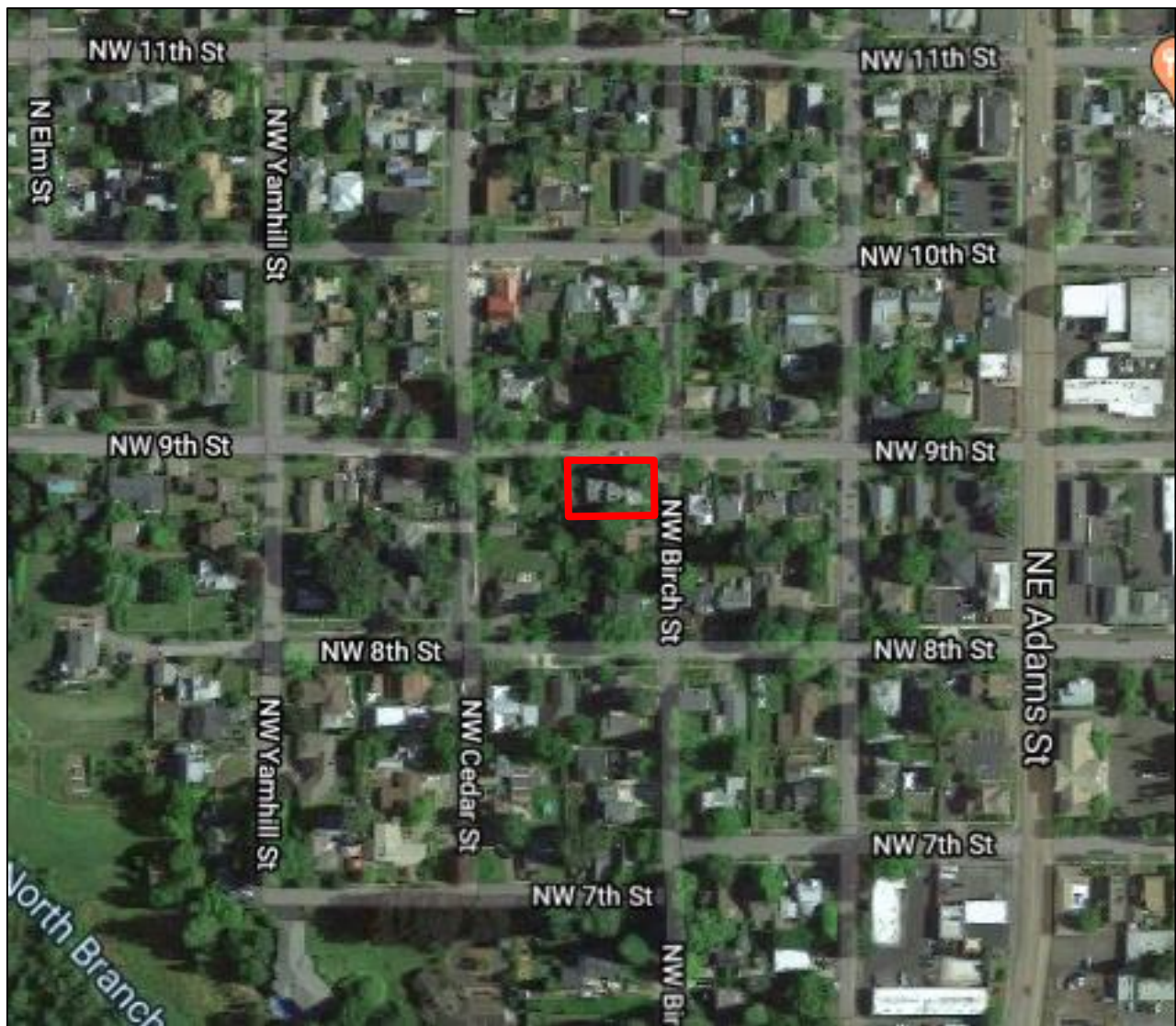
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site and the request under consideration. Staff has found the information provided to accurately reflect the current land use request 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 835 NW Birch Street. The property identified as Tax Lot 9300, Section 20AA, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map (Property Lines Approximate)



The existing building on the subject property is listed on the Historic Resources Inventory as a Significant resource (resource number B274).

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

“This application is for the remodel of the existing single family home located at 835 NW Birch Street. Relative to the applicable review criteria, the exterior work of the project remodel includes two elements; the relocation of one window and the addition of one new window, and re-roofing the house to replace the aging asphalt shingles with standing-seam metal roofing.

The window elements of the project occur within the existing kitchen, which impacts the exterior wall along the South face of the house. See the attached provided site plan and photos to detail the location, but to summarize, the house is located on the corner lot of NW 9th and Birch, with Birch street to the East and 9th street to the North, putting the South side in-between this house and the neighbor to the South.

The re-roof of the house is needed for the health of the structure. The current roof, an asphalt composition roof, has reached it’s end-life. The current home owners are seeking approval to install a standing-seam metal roof on the structure.”

The proposed alterations are identified in the submitted south building elevation below:





Attachments :

Attachment 1 – Application and Attachments

In addition, the applicant provided a description of the materials that were provided to support the application. This description is in response to a staff request for architectural drawings, including elevations of the proposed alteration, which are typically required of Certificate of Approval for Alteration applications. Their description of the materials is as follows:

“The project in total, beyond the scope requiring certificate of approval of alteration from the Historic Landmarks Committee, is a kitchen remodel. A kitchen remodel that expands the footprint of the kitchen, rearranges the primary appliances and plumbing in the kitchen, and updates finishes and fixtures. The project did not involve, nor necessitate an entire set of architectural drawings of the existing houses that rendered every square foot of the interior and every plane of the exterior. The creation of full exterior elevations to illustrate the metal roofing material approval request, we feel, is unwarranted. To assist both the Historic Landmarks Committee and staff in understanding the details of the material we have included diagrams, details, and specifics of the material proposed. Details on both the metal panels themselves (Metallion Industries “Loc-Seam” 24 gauge, 12” wide seam, concealed fastener system) and the host of trims and flashings. We hope the details included of the specific dimensions of the proposed standing seam metal roofing - width of panels, height of standing seam, etc. - and it’s specific treatments at the edges of roof gables, rake edges, eaves, valleys, and ridges are able to assist the Committee and staff in the deliberation and decision process in lieu of a full architectural set of elevations of the house.”

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 B274) for the subject property. The survey photo of the building is dated as 1983. 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 “Statement of Historical Significance and Property Description” state the following:

“This is a one and a half story L-shaped Rural vernacular set squarely east-west on the lot surrounded by a variety of shrubs and an old fir. The house has four cross-gables with eave returns. The roof is of cedar shingles and the siding is beveled – except for a partial addition which is weatherboard. The foundation is cement without an apparent basement. A one-story front porch has four simple columns. The windows are double-hung sash, one-over-one.”

The applicant has described that changes have occurred to the building since the time of the survey in 1980. The house now has an asphalt shingle roof instead of a cedar shingle roof, vinyl siding instead of beveled siding, and some white vinyl windows that appear to have replaced past windows of a different material.

Photos of the existing building were provided by the applicant, and are shown below:

East Elevation:



Northeast Corner of Structure:



Attachments :

Attachment 1 – Application and Attachments

North and Partial West Elevations:



Partial South Elevation (Area of Proposed Window Alteration):



Attachments :

Attachment 1 – Application and Attachments

Summary of Criteria & Issues

The application (HL 3-20) is subject to Certificate of Approval for Alteration review criteria in Section 17.65.060(B) of the McMinnville Municipal Code (MMC). 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 Certificate of Approval for Alteration requests, in Section 17.65.060(B) of the MMC, require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;
4. The value and significance of the historic resource; and
5. The physical condition of the historical resource.

The applicant has provided findings to support the request for a Certificate of Approval for Alteration. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the new window proposed on the south elevation shall be a wood window. The window shall be a double-hung, one-over-one window in the same dimension as the adjacent existing windows.
2. That the proposed standing seam metal roofing material is not allowed. The existing roofing material may be replaced with a like-for-like replacement of the asphalt shingle roofing material that currently exists on the structure. The replacement of the asphalt shingle roofing material

shall maintain all of the existing forms and features of the roof, including the cross gables and eave returns.

III. ATTACHMENTS:

1. HL 3-20 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 County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

If remodel exceeds 25% of the assessed value of the structure, existing sidewalks and driveway will need to meet PROWAG standards and missing sidewalks shall be constructed to PROWAG standards.

Sewer was replaced in 2014 with 4" ABS, inspection reports attached (Note – inspection reports are on file with the Planning Department).

- McMinnville Building Department

From the world of building codes, the additional window will call for a new header and possible foundation modification properly sized to support the structure above. Also, by adding the window and eliminating wall area, an analysis will be necessary to verify that enough wall area remains to resist wind and seismic loads. The proposal would exceed that allowed by the prescriptive code options and will need the input from an engineer.

- McMinnville Water and Light

McMinnville Water & Light has no comments on this historic landmark alteration submittal.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of the Historic Landmarks Committee public meeting on May 14, 2020, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Zachary Geary, Branch Geary Inc., on behalf of property owner Liz & Joe Wilkins, submitted the Certificate of Approval application (HL 3-20) on April 3, 2020.
2. The application was deemed incomplete on April 13, 2020. A revised application submittal, including some but not all of the items that were requested by the Planning Department to deem the application complete, was provided on April 19, 2020. The applicant also confirmed in writing

on April 21, 2020, that they would only be providing those items submitted on April 19, 2020 and that no other information will be provided, per ORS 227.178(2)(b).

3. The application was deemed complete on April 21, 2020. Based on that date, the 120 day land use decision time limit expires on August 19, 2020.
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 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 May 14, 2020 Historic Landmarks Committee public meeting 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 April 28, 2020.
6. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public meeting.
7. On May 14, 2020, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 835 NW Birch Street. The property identified as Tax Lot 9300, Section 20AA, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 8,400 square feet.
3. **Comprehensive Plan Map Designation:** Residential
4. **Zoning:** R-2 (Single Family Residential)
5. **Overlay Zones/Special Districts:** None.
6. **Current Use:** Single Family Residential
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number B274.
 - b. **Other:** None
8. **Other Features:** The site is developed with a single family residential structure. The site is relatively flat without any significant slope. The only significant or distinguishing natural features associated with this property are a few large and mature trees located on the property, including one large fir tree in the front yard that is also mentioned in the Historic Resources Inventory's description of the property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.

Attachments:

Attachment 1 – Application and Attachments

- c. **Sewer:** Sanitary sewer service is available to the subject site.
- d. **Stormwater:** Storm sewer service is available to the subject site.
- 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 NW Birch Street and NW 9th Street, which are both identified as a local streets in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) 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: The proposed project will meet the policies of the Comprehensive plan by preserving and protecting this site of historical significance. The alterations to the home, both under committee review and beyond, will represent a significant investment by a dedicated homeowner in the longevity and core value of this historic resource, thus preserving it for years to come.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant's findings. The City agrees that the investment in the structure is a commitment to the continued use and preservation of the historic resource. However, the City finds that the materials proposed to be used in the alterations to the structure would not preserve the historical significance of the structure. Conditions of approval are included to address the roofing and window materials, and are described in more detail in findings for other applicable review criteria below. These conditions of approval would still allow the alterations and investment in the historic resource to occur.

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: The process for a Certificate of Approval for Alteration provides an opportunity for citizen involvement throughout the process through the public notice and the public meeting 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 meeting(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

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

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.

17.65.060 Exterior Alteration or Remodeling. The property owner shall submit an application for a Certificate of Approval for any exterior alteration to a historic landmark, or any resource that is listed on the National Register for Historic Places. 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 Planning Director shall determine whether the proposed activities constitute an alteration as defined in Section 17.65.020 (A) of this chapter. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The applicant, who is representing the property owner, filed an application and request for approval of proposed alterations to the building that is designated as a Significant resource on the Historic Resources Inventory. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.060 Exterior Alteration or Remodeling. [...]

B. The Historic Landmarks Committee shall base its decision on the following criteria:

17.65.060(B)(1). *The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The findings for the applicable Comprehensive Plan policies are provided above.

17.65.060(B)(2)(a). *A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.*

APPLICANT'S RESPONSE: The single family dwelling at 835 NW Birch street will continue to be used as such after the completion of the proposed work outlined in this application.

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

17.65.060(B)(2)(b). *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

APPLICANT'S RESPONSE: The current owners of the property purchased the home in 2014. By then the house had already had some work done to it to change or alter the historic character of the property.

The Historic Resource Survey on file for this property, resource B274, reads:

"This is a one and a half story L-shaped Rural vernacular set squarely east-west on the lot surrounded by a variety of shrubs and an old fir. The house has four cross-gables with eave returns. The roof is of cedar shingles and the siding is beveled – except for a partial addition which is weatherboard. The foundation is cement without an apparent basement. A one-story front porch has four simple columns. The windows are doublehung sash, one-over-one."

Currently, the home has an asphalt shingle roof on it, vinyl siding applied over the entire exterior, and has had numerous windows replaced with white vinyl windows of similar style (double-hung, one-over-one).

The requested work is trying to both respect the historic character of the property as well as exist within the makeup of the current materials of the house. For the window work, the new window being installed would be immediately adjacent to the existing white vinyl double-hung windows and, as such, the additional new window installed would be a matching white vinyl double-hung window. The re-roof work is needed due to age and poor condition of the existing

asphalt shingles that were previously installed. The owner is seeking metal as an acceptable material due to the environmental and sustainability factors associated with a metal versus asphalt roofing material. Metal roofs can last two to three times longer than asphalt shingles, can be recycled upon the end of their life on the house, can be made up of prior-recycled metals, will allow a better application for solar panels (than asphalt), and will hold up more durably under the weathering of the trees on site. The owner also notes that the asphalt shingle roofing is not original to the property and the historic roofing materials no longer exist on the home.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant's findings, in that the existing asphalt shingle roof is not an original distinctive material or feature. The City adds that the proposal generally protects the character-defining structural components of the historic landmark, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the cross-gabled roof with eave returns, foundation, and front porch with columns. However, the proposed roofing material is not found to be compatible with the historic resource, and also is not found to be consistent with other applicable review criteria, as described in more detail below. The findings provided by the applicant in regards to the environmental and sustainability factors associated with metal roofs are not found to be relevant to the applicable review criteria and the preservation of the historic character of the historic resource. Because the standing seam metal roofing material is not found to be compatible with the historic resource, as described in more detail below, the use of the material would detract from the historic character of the historic resource.

The alteration involving the relocation of an existing window and addition of a new window immediately adjacent is being proposed in an area of the historic resource that has already had its historic character significantly altered. The two existing windows in this location are vinyl windows which as stated by the applicant appear to be replacements of the original window material. The windows are double-hung and one-over-one, which is the same style of window referenced in the Historic Resources Inventory sheet for the structure. The siding in this location is a vinyl siding, which is a replacement of an original beveled siding material. The area of the window alteration is also located on the south elevation that is not prominent or highly visible, and in an area of the structure that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Due to the location of the proposed window alteration, and the fact that the alteration would not substantially impact any primary building façade, the proposed relocation of the existing window and addition of a new window immediately adjacent to the two existing vinyl windows is not found to detract from the historic character of the historic resource. However, the material of the new window should be consistent with the historic character of the historic resource. Photographs provided by the applicant show that there are still some wood windows in existence on the house, so a wood window would not be inconsistent with this pattern. The new wood window could be designed to be of the same size, form, and function as the adjacent vinyl windows to not be inconsistent in design or appearance. Therefore, a condition of approval is included to require that the new window be wood to be consistent with the historic materials that existed on the historic resource and to protect the historic character of the historic resource.

17.65.060(B)(2)(c). *Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.*

APPLICANT'S RESPONSE: The inventoried home at 835 NW Birch, photographed on page 3 of the Historic Resource page for B274 in 1983, remains in large part the same physical record of its time. Aside from the roofing material change, siding material change, and the exchange of some windows (all done prior to this owner's purchase of the home) the massing, style, and

charm of the home are all there. What was inventoried as a “Residence - Lock Shop” is still a residence. Cross-gabled, with its original porch and still holding it’s “Rural Vernacular” building style. Vernacular architecture is described as a built environment that is based upon local needs; defined by the availability of particular materials indigenous to its particular region; and reflects local traditions and cultural practices. Traditionally, the study of vernacular architecture did not examine formally schooled architects, but instead that of the design skills and tradition of local builders, who were rarely given any attribution for the work. More recently, vernacular architecture has been examined by designers and the building industry in an effort to be more energy conscious with contemporary design and construction—part of a broader interest in sustainable design.

We feel the end result of our work will not impair the property’s ability to act as a physical record of its time and overall will serve to protect the integrity of the home through stewardship and investment by the current owners.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant’s findings, in that the existing asphalt shingle roof and vinyl windows to be altered are not original distinctive materials or features. The City adds that finds that the proposal generally protects the character-defining structural components of the historic landmark, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the cross-gabled roof with eave returns, foundation, and front porch with columns. However, the proposed roofing and window material is not found to be physically or visually compatible with the historic resource, and also is not found to be consistent with other applicable review criteria, as described in more detail below. Conditions of approval are included to address the roofing and window materials.

17.65.060(B)(2)(d). *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

APPLICANT’S RESPONSE: The home was originally constructed in 1900, according to the Historic Resources Inventory sheet. When inventoried in 1983, the home seemed wholly intact - noting that there was an “addition which is weatherboard” and had an addition/alteration described as “Convert Garage to Living Space” which was tied to permit number “01B0805”. The inventory sheet lists the siding as “beveled”.

Currently installed is beveled vinyl siding, which was introduced as an exterior product in 1950 and by 1970 was more commonly used in the market and exists on numerous historic homes in McMinnville.

FINDING: SATISFIED. The City concurs with the applicant’s findings, and adds that there is no evidence that changes to the property have acquired historic significance that require retention or preservation.

17.65.060(B)(2)(e). *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

APPLICANT’S RESPONSE: The window addition and relocation will stay within the existing condition of already replaced vinyl windows and in an un-obtrusive location on the house (south side, away from public streets) which is not visible from the sidewalk or other public right of ways. The re-roof of the house will transition away from the currently installed asphalt shingles to standing-seam metal. Neither the existing roofing material or the area of the kitchen windows are contain elements that characterize or define this property. The materials, features, finishes,

construction techniques, and examples of craftsmanship that remain special and important to this house will otherwise be preserved.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant's findings, in that the existing asphalt shingle roof and vinyl windows to be altered are not original distinctive materials or features. However, the City finds that the proposed material for the window and re-roofing did not satisfy other applicable review criteria, as described in more detail below. Conditions of approval are included to address the roofing and window materials.

17.65.060(B)(2)(f). *The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.*

APPLICANT'S RESPONSE: The only work being done as "intervention" due to "deterioration" is the re-roof of the existing asphalt shingle roof which is not an original distinctive feature of the house.

FINDING: SATISFIED WITH CONDITION #2. The City partially concurs with the applicant's findings, in that the existing asphalt shingle roof is not an original distinctive feature. However, the City finds that the existing roofing material is more compatible with the historic distinctive material which was a cedar shingle roofing material. The proposed standing seam metal roofing material is not found to match the old in composition, design, or texture. The standing seam metal roofing represents a change in materials that is different in physical composition, as metal is not an organic material such as wood (cedar shingles) or even an organic-based asphalt shingle. The standing seam metal roofing material is also different in texture, design, and appearance. The historic roofing material was in the form of shingle roofing material that had a repetitive design more in scale with the beveled siding of the remainder of the structure. The historic roofing material was also in the obvious shingle pattern and appearance, with a more robust texture to the building material than a standing seam metal roof would provide. A National Park Service Preservation Brief titled "Roofing for Historic Buildings" also provides specific guidance that "Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles...", thereby providing a more specific example of a material that is compatible with the historic cedar (wood) shingles that previously existed on the historic landmark. Therefore, the City does not find the standing seam metal roofing material to be a compatible substitute material for the missing historic roof feature.

A condition of approval is included to not allow the standing seam metal roofing material, but that the roofing material could be replaced with a like-for-like replacement of the asphalt shingle roofing material that currently exists on the structure. This material is found to be more compatible with the historic resource in question and more accurately duplicates the historic wood shingle roof that is missing, as is supported by the National Park Service Preservation Brief referenced above.

Additional findings related to the Preservation Brief language referenced above are provided in the findings for the Secretary of the Interior Standards below.

17.65.060(B)(2)(g). *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

APPLICANT'S RESPONSE: Not Applicable: No chemical treatments are a part of this project.

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

17.65.060(B)(2)(h). *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

APPLICANT'S RESPONSE: Not Applicable: No archeological resources are a part of this project.

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

17.65.060(B)(2)(i). *The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.*

APPLICANT'S RESPONSE: The owner and applicant feels the project is consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior. Specifically, under the Treatment for Rehabilitation - the treatment for which this scope of work falls - we took note of the following section relating to the handling of the re-roof of the current asphalt shingles for standing-seam metal:

“Design for the Replacement of Missing Historic Features - When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features.”

If the committee feels that, given the circumstance, a standing-seam metal roof of neutral and complimentary color is acceptable, the action of replacing the non-original asphalt shingles with the metal is consistent with the Secretary of Interior standards. See attached provided illustrations of proposed metal color(s) and examples of historic homes with original metal roofing. Metal, in numerous different forms, profiles, and colors is undeniably recognized as a historic roofing material by the Secretary of the Interior with multitudes of published resources on the material type and application for residential properties (“The Guidelines for Historic Preservation as published by the United States Secretary of the Interior” pgs 98-101 refer to use and replacement of metal as acceptable, pg 12 acknowledges metal as historic material, and many Recommended lists in roofing treatments include and acknowledge metal roof as appropriate material).

Further exploring the Rehabilitation treatment, under “roofs” on page 98, there are “recommended” and “not recommended” measures.

“Recommended - *Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors,*

chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning. ”

We feel that the move from the already unoriginal (which, as established, was made unoriginal by prior owners, not by current owners) asphalt shingle roofing material to standing seam metal we will follow the Secretary of Interior’s **Recommended** path and preserve the “functional and decorative features that are important to the character of the building.” Not altering the framing or structure of the lines or sections, and using the low-profile trims and flashings will achieve this. The roof isn’t adorned with “decorative and functional features” as listed. Lastly, the material in question to get replaced is already the unoriginal material so the question is for the appropriateness for the introduction of metal as an acceptable material. Interesting to note that the above recommended path from the Secretary of the Interior allows for metal-to-metal selection, establishing that metal itself is acceptable as a material on historic residences.

“Not Recommended - *Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or “improved” appearance. Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse). Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal.”*

We feel that the replacement of the asphalt shingles, that have hit their lifetime limit, with an alternate material will not commit any of the Secretary of the Interior’s **Not Recommended** items listed above or through the remaining **Not Recommended** table.

Further exploring the Rehabilitation treatment, under “windows” on page 102, there are “recommended” and “not recommended” measures.

“Recommended - *Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.”*

We feel that the scope of work related to the windows already outlined will follow the Secretary of Interior’s **Recommended** guidelines as listed above. The windows in specific of the project are two windows that were installed prior to the current owner’s possession of the house and are incongruous to the period of the home in material - vinyl as opposed to wood. The scope of work would not violate the **Recommended** guideline listed above.

Further exploring the Rehabilitation treatment, under “Sustainability” on page 155, there is a statement:

“Sustainability *is usually a very important and integral part of the treatment Rehabilitation. Existing energy-efficient features should be taken into consideration early in the planning stages of a rehabilitation project before proposing any energy improvements. There are numerous treatments that may be used to upgrade a historic building to help it operate more efficiently while retaining its character. ”*

Further reading there are many official references to Metal as Historic Roofing Material:

A. National Park Service - Roofing for Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm#materials>

Pertinent Excerpt #1: (Historic Roofing Materials in America)

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Pertinent excerpt #2: (Alternative Roofing Materials)

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

B. National Park Service National Center for Preservation Technology and Training - Roofs & Chimneys

Image examples from their online resources and guidelines:

<https://www.ncptt.nps.gov/technical-resources/resilient-heritage/roofs-chimneys/>

C. National Park Service - Roofing for Historic Buildings

<https://www.nps.gov/tps/education/roofingexhibit/metals2.htm>

Stamping sheets of metal was an innovation that added rigidity to a thin material and facilitated interlocking edges, reducing needed lap and preventing wind lift. Patterns were frequently patented and were produced in iron, tinplate, galvanized steel or copper.

Sheets of iron were first pre-formed by corrugation in England in 1828. American manufacturers were producing corrugated roofing from both plain and galvanized iron by mid-19th century. Corrugation added stiffness, making the material self-supporting over longer spans and eliminating the need for sheathing or closely spaced framing. Thus,

corrugated iron was well suited for inexpensive, quickly assembled buildings, making it a common material for the construction that accompanied the California Gold Rush. Later in the century, manufacturers offered flat sheets with edges pre-formed for standing seams or in a V shape as economical alternatives to onsite fabrication.

Unlike the simple lapped installation used for corrugated or V-edge sheets, most site-formed metal roofing utilizes various folded, interlocking joints to create a weatherproof covering. Metals that can be fused (lead) or soldered (tin,terne, zinc, copper) can have sealed joints, thus removing slope as a factor in the water-shedding performance of the assembly. Solder was usually applied to seal interlocked seams that had been folded flat. Flat seams joined small sheets of metal to cover curved shapes or very low-sloped roofs. They were also used to create long strips of a metal such as tinplate, which was only available as small sheets. When the long strips were laid parallel to the slope of a roof (minimum 2 in 12 slope), the long edges could be joined without solder if the joints were raised above the rest of the roof surface as a rib. Usually the adjacent edges were folded over each other creating a standing seam. Many metals were used for this common roof. Variations on the system formed the seam over battens or used separate cap pieces to join the bent edge flanges. Although requiring slightly more material, a standing seam better accommodates the expansion and contraction of metal than does a flat seam roof.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City concurs with the applicant's finding that the proposed alterations would be considered a "Rehabilitation" of the existing historic resource, which is a type of treatment of historic properties described in the Secretary of the Interior's Standards for the Treatment of Historic Properties. This document describes the rehabilitation of a historic building as follows:

"In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building."

The City finds that the proposal does include an alteration, which is only allowed in the Rehabilitation treatment. The City also finds that the proposal generally protects the character-defining structural components of the historic landmark, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the cross-gabled roof with eave returns, foundation, and front porch with columns. However, as noted by the applicant, some of the original materials listed in the Historic Resources Inventory have been replaced, including the beveled siding, some windows, and the roofing material. Therefore, these historic building materials can no longer be protected and maintained, but the Rehabilitation standard allows for missing features to be replaced using "either the same material or compatible substitute materials".

The proposal involves alterations to two features of the historic landmark that have already been lost and are therefore missing, including the roofing material on the entire structure and one existing window. The one window in question is an existing window that has already been replaced at some point in the past with a vinyl window. The existing roofing is an asphalt shingle material that was also replaced at some point in the past, replacing what was a cedar shingle roof as documented in the Historic Resources Inventory.

Findings for Roof Alteration: The proposed roof alteration is fairly substantial as it would replace the roofing material of the entire structure. The new material proposed is a standing seam metal roof. The City does not find that the use of the standing seam metal roofing material is consistent with the basic parameters of the Rehabilitation treatment. Specifically, the standing seam metal roofing is not “the same material” as the missing historic roofing material, which was cedar shingles as documented in the Historic Resources Inventory. The City also finds that the standing seam metal roofing is not a “compatible substitute material” for the historic landmark. More specific findings for the lack of compatibility of the material is provided below.

The applicant does reference that the Rehabilitation treatment provides guidance for designing for the replacement of missing historic features, which is as follows:

“Design for the Replacement of Missing Historic Features - When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features. For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building’s history.”

The applicant also references language in a National Park Service Preservation Brief titled “Roofing for Historic Buildings” that provided examples of metal roofing use in American history, and also referenced language from the “Alternative Materials” section of that Preservation Brief. The applicant has argued that the standing seam metal roof could be accepted as a replacement material based on the fact that metal roofing is listed as a type of roofing in the Secretary of the Interior Standards, and based on some example photographs that were provided of other structures that appear to be historic that include metal roofing.

However, the City does not find that the applicant provided adequate context for the example photographs or evidence of metal roofing being a typical roofing material on residential structures in McMinnville or a typical roofing material during the period of development of the historic landmark in question. The example photographs provided by the applicant identify structures in other regions of the country, and do not specify the period of development or whether they are structures that would require adherence to the Secretary of the Interior Standards. While metal is listed as a type of roofing material on page 12 of the Secretary of the Interior Standards, as referenced by the applicant, there is no evidence provided of it being used as a roofing material on residential structures in McMinnville during the period of development of the historic landmark. The Historic Resources Inventory provides evidence that a cedar shingle existed on the landmark as late as 1980, and may have been an original material or a replacement of an original material with the same cedar shingle material.

Further analysis of the “Alternative Materials” section of the Preservation Brief titled “Roofing for Historic Buildings” referenced by the applicant reveals the following full text:

“In a rehabilitation project, there may be valid reasons for replacing the roof with a material other than the original. The historic roofing may no longer be available, or the cost of obtaining specially fabricated materials may be prohibitive. But the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building. If the roof is flat and is not visible from any elevation of the building, and if there are advantages to substituting a modern built-up composition roof for what might have been a flat metal roof, then it may make better economic and construction sense to use a modern roofing method. But if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.

Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles. Fire-retardant, treated wood shingles are currently available. The treated wood tends, however, to be brittle, and may require extra care (and expense) to install. In some instances, shingles laid with an interlay of fire-retardant building paper may be an acceptable alternative.

Lead-coated copper, terne-coated steel, and aluminum/ zinc-coated steel can successfully replace tin, terne plate, zinc, or lead. Copper-coated steel is a less expensive (and less durable) substitute for sheet copper.

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building.”

The Rehabilitation treatment guidance for the design of missing features states that a new material being used to replace a missing feature should be “compatible with the overall historic character of the building”. This is further supported in the “Roofing for Historic Buildings” Preservation Brief language on “Alternative Materials” that states that “...the decision to use an alternative material should be weighed carefully against the primary concern to keep the historic character of the building” and that “...if the roof is readily visible, the alternative material should match as closely as possible the scale, texture, and coloration of the historic roofing material.”

The roof of the historic landmark in question is pitched and highly visible, which requires an analysis of the compatibility of the proposed material with the historic landmark. The City finds that the applicant did not provide any evidence or analysis of whether the standing seam metal roof is “compatible with the overall historic character of the building” as is required by the Rehabilitation treatment and the additional Preservation Brief language referenced above.

The City finds that the standing seam metal roofing is not compatible with the historic landmark in question. The standing seam metal roofing represents a change in materials that is different in physical composition, as metal is not an organic material such as wood (cedar shingles) or even an organic-based asphalt shingle. The standing seam metal roofing material is also different in scale, texture, and appearance. The historic roofing material was in the form of shingle roofing material that had a repetitive design more in scale with the beveled siding of the remainder of the structure. The historic roofing material was also in the obvious shingle pattern and appearance, with a more robust texture to the building material than a standing seam metal roof would provide. The Preservation Brief language referenced above also provides specific guidance that “Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles...”, thereby providing a more specific example of a material that is compatible with the historic cedar (wood) shingles that previously existed on the historic landmark. Therefore, the City does not find the standing seam metal roofing material to be a compatible substitute material for the missing historic roof feature.

A condition of approval is included to not allow the standing seam metal roofing material, but that the roofing material could be replaced with a like-for-like replacement of the asphalt shingle roofing material that currently exists on the structure. This material is found to be more compatible with the historic resource in question and more accurately duplicates the historic wood shingle roof that is missing, as is supported by the National Park Service Preservation Brief referenced above.

The City’s findings are further supported by some of the applicable Rehabilitation guidelines for roofing on historic buildings, which are provided below:

Recommended Guideline: Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

Finding: As described in more detail above, the proposed standing seam metal roofing material is not found to be compatible with the size, appearance, and patterning of the historic material.

Recommended Guideline: Replacing in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Recommended Guideline: Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.

Recommended Guideline: Designing and installing a new roof covering for a missing roof or a new feature, such as a dormer or a monitor, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on

the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Finding: As described in more detail above, the proposed standing seam metal roofing material is not found to be a compatible substitute material.

Not Recommended Guideline: Removing a feature of the roof that is unrepairable and not replacing it, or replacing it with a new roof feature that does not match.

Not Recommended Guideline: Using a substitute material for the replacement that does not convey the same appearance of the roof covering or the surviving components of the roof feature or that is physically or chemically incompatible.

Not Recommended Guideline: Creating an inaccurate appearance because the replacement for the missing roof feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building.

Not Recommended Guideline: Introducing a new roof feature that is incompatible in size, scale, material, or color.

Finding: As described in more detail above, the proposed standing seam metal roofing material is not found to be similar in appearance to the historic material, and is not found to be a compatible substitute material.

Findings for Window Alteration: The specific window alteration involves moving an existing vinyl window slightly, and installing another vinyl window immediately adjacent to it. The existing window will remain, but will be relocated. The addition of a new window in this location is not a replacement of a missing feature, but rather a new feature being installed adjacent to window features that have already been altered and replaced with vinyl window materials.

The two existing windows in this location are vinyl windows which, as stated by the applicant, appear to be replacements of the original window material. The windows are double-hung and one-over-one, which is the same style of window referenced in the Historic Resources Inventory sheet for the structure. The siding in this location is a vinyl siding, which is a replacement of an original beveled siding material. The area of the window alteration is also located on the south elevation that is not prominent or highly visible, and in an area of the structure that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Due to the location of the proposed window alteration, and the fact that the alteration would not substantially impact any primary building façade, the proposed relocation of the existing window and addition of a new window immediately adjacent to the two existing vinyl windows is not found to detract from the historic character of the historic resource. However, the material of the new window should be consistent with the historic character of the historic resource. Photographs provided by the applicant show that there are still some wood windows in existence on the house, so a wood window would not be inconsistent with this pattern. The new wood window could be designed to be of the same size, form, and function as the adjacent vinyl windows to not be inconsistent in design or appearance. Therefore, a condition of approval is included to require that the new window be wood to be consistent with the historic materials that existed on the historic resource and to protect the historic character of the historic resource.

The City's findings are further supported by some of the applicable Rehabilitation guidelines for windows on historic buildings, which are provided below:

Recommended Guideline: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.

Recommended Guideline: Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Finding: As described in more detail above, existing incompatible vinyl windows are proposed to remain. Therefore, the windows are not existing historic materials to be preserved and are not a missing feature being replaced. The alteration does involve a minor relocation of one of the vinyl windows and the addition of one new window in a location immediately adjacent to the two existing incompatible vinyl windows.

Recommended Guideline: Adding new window openings on rear or other secondary, less visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Not Recommended Guideline: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.

Not Recommended Guideline: Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

Not Recommended Guideline: Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a noticeably different appearance from the historic windows, which may negatively impact the character of the building.

Finding: The new window opening will occur on a rear elevation that is less visible and is not a prominent elevation with character-defining features. The area of the window alteration is located in an area of the structure that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. The new window opening also does not duplicate any historic fenestration pattern that exists on the structure. Due to the location of the proposed window alteration, and the fact that the alteration would not substantially impact any primary building elevation, the proposed relocation of the existing window and addition of a new window immediately adjacent to the two existing vinyl windows is not found to detract from the historic character of the historic resource. However, in order to be compatible with the overall design of the building and not be noticeable different in appearance from the historic windows, a condition of approval is included to require that the new window be wood. Photographs provided by the applicant show that there are still some wood windows in existence on the house, so a wood window would not be inconsistent with this pattern. The new

wood window could be designed to be of the same size, form, and function as the adjacent vinyl windows to not be inconsistent in design or appearance.

17.65.060(B)(3). *The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;*

APPLICANT'S RESPONSE: The project proposed is quite reasonable in the context of home-ownership of a single family dwelling bearing historic significance. The kitchen remodel, which involves the relocation of and addition of a window, along with the replacement of a roof at the end of its useful life are items that are within reasonable tolerance. Within the context of reasonableness and economic use, the decision in the re-roofing to pursue standing-seam metal is being made in recognition of metal's longer-term viability, durability, usefulness and impact on the environment, an issue the owners are passionate about making a positive impact. Metal roofing can outlast asphalt by two-to-three times (~60 years versus ~20 years in some cases). These two alterations are only a small piece of the financial investment intended to be made in this house during this remodel project which includes a large scale remodel of the existing kitchen and adjacent areas and an overall commitment to taking care of this property as their home long into the future.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant's findings. The City agrees that the investment in the structure is a commitment to the continued use and preservation of the historic resource. However, the City finds that the re-roofing of the structure using a standing seam metal roofing material is not reasonable due to the material not being compatible with the historic resource. As described in more detail above, other applicable review criteria and the Secretary of the Interior Standards provide guidance for other options of alternative roofing materials that may be more cost-effective and reasonable for the specific application than the historic cedar shingle roofing, but that are also more compatible with the historic resource than the proposed standing seam metal roofing material. In regards to the window material, the new window being installed as a vinyl window was primarily argued by the applicant as reasonable because other windows have already been replaced with vinyl. However, the City finds that the new window could be a wood material, but still be designed to be similar in appearance and function to the adjacent windows. In the future, all of the vinyl windows and vinyl siding could again be replaced with a more historically compatible wood window and siding material, which would better preserve the historic character of the building. Conditions of approval are included to address the roofing and window materials, and are addressed in more detail in findings for other applicable review criteria above.

17.65.060(B)(4). *The value and significance of the historic resource; and*

APPLICANT'S RESPONSE: The current value and significance of the historic resource, as outlined in the resource inventory sheet are still intact. The house stood out for its roots in rural vernacular architecture - well built and timeless as well as its cross gable roof profiles and charming front porch. A solid and thoughtful home, nestled amongst a neighborhood (Saylor's Addition) of similar-yet-different homes, all equally as valuable for their quaintness.

These factors contributing to the value and significance of the historic resource will remain intact with the scope of work of the proposed project.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City finds that the proposal generally protects the character-defining structural components of the historic resource, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the cross-gabled roof with eave returns, foundation, and front porch with

columns. However, the City finds that the proposed alteration, particularly the proposed standing seam metal roofing material, is not compatible with the historic resource and that the use of the material would detract from the value and significance of the historic resource. Conditions of approval are included to address the roofing and window materials and allow the alterations in a manner that does not detract from the value and significance of the historic resource. These conditions of approval are addressed in more detail in findings for other applicable review criteria above.

17.65.060(B)(5). *The physical condition of the historical resource.*

APPLICANT'S RESPONSE: The physical condition of the house is great. There are no signs of concern in the physical health of the building. Overall this house is fairing well for one of its age. The only thing relative to physical health needing addressing is the roof, which a material change is being requested as part of this project.

FINDING: SATISFIED. The City partially concurs with the applicant's findings in that a re-roofing may be necessary to further protect the physical condition of the historic resource. However, the City finds that the proposed material for the re-roofing did not satisfy other applicable review criteria, as described in more detail above.

CD



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

(503) 434-7311 Office • (503) 474-4955 Fax

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ATTACHMENT B

569-20-000156-Ping

Office Use Only:	
File No.	HL 3-20
Date Received	4-3-2020
Fee	1200.00
Receipt No.	202197
Received by	SP

Certificate of Approval (Alteration)

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☒ Other Builder

Applicant Name Branch Geary Inc. Phone 5035600617

Contact Name Zachary Geary Phone 503560617
(If different than above)

Address 128 NW 8th Street

City, State, Zip McMinnville, OR 97128

Contact Email zgeary@branchgeary.com

Property Owner Information

Property Owner Name Liz and Joe Wilkins Phone 503-687-2023
(If different than above)

Contact Name _____ Phone _____

Address 835 NW Birch Street

City, State, Zip McMinnville, OR 97128

Contact Email liz.marie.wilkins@gmail.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 835 NW Birch Street

Assessor Map No. R4 420 - aa - 09300 Total Site Area 8,400 Sq Ft

Subdivision Saylor's Addition Block L Lot _____

Comprehensive Plan Designation _____ Zoning Designation R1

1. What is the classification of the historic building? Significant
2. Architect Name Branch Geary Inc. Phone _____
(Engineer or Other Designer)
Contact Name Mary Beth Branch Phone 971-241-2529
Address 128 NW 8th Street
City, State, Zip McMinnville, OR 97128
Contact Email marybeth@branchgeary.com
3. Contractor Name Branch Geary Inc. Phone 5035600617
Contact Name Zachary Geary Phone _____
Address 128 NW 8th Street
City, State, Zip McMinnville, OR 97128
Contact Email zack@branchgeary.com
4. The existing use of the property. Single Family Home
5. The intended use of the property. Single Family Home
6. Attach a written narrative that describes:
 - A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
 - B. How the proposed project meets the applicable Comprehensive Plan policies;
 - C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
- E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
- F. The physical condition of the historic resource, and how the condition relates to the proposed project.

In addition to this completed application, the applicant must provide the following:

- ☐ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.*
- ☐ *Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.*
- ☐ *Photographs and/or drawings of the existing structure.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Zachary Geary
Applicant's Signature

4.1.2020

Date

Liz Wilkins *[Signature]*
Property Owner's Signature

4/1/2020

Date

WRITTEN NARRATIVE

6. Attach a written narrative that describes:

A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);

This application is for the remodel of the existing single family home located at 835 NW Birch Street. Relative to the applicable review criteria, the exterior work of the project remodel includes two elements; the relocation of one window and the addition of one new window, and re-roofing the house to replace the aging asphalt shingles with standing-seam metal roofing.

The window elements of the project occur within the existing kitchen, which impacts the exterior wall along the South face of the house. See the attached provided site plan and photos to detail the location, but to summarize, the house is located on the corner lot of NW 9th and Birch, with Birch street to the East and 9th street to the North, putting the South side in-between this house and the neighbor to the South.

The re-roof of the house is needed for the health of the structure. The current roof, an asphalt composition roof, has reached it's end-life. The current home owners are seeking approval to install a standing-seam metal roof on the structure.

B. How the proposed project meets the applicable Comprehensive Plan 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.

The proposed project will meet the policies of the Comprehensive plan by preserving and protecting this site of historical significance. The alterations to the home, both under committee review and beyond, will represent a significant investment by a dedicated homeowner in the longevity and core value of this historic resource, thus preserving it for years to come.

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.

The process for a Certificate of Approval for Alteration provides an opportunity for citizen involvement throughout the process through the public notice and the public meeting 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 meeting(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

C. How the proposed project meets the applicable design standards and guidelines, which are as follows:

a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

The single family dwelling at 835 NW Birch street will continue to be used as such after the completion of the proposed work outlined in this application.

b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The current owners of the property purchased the home in 2014. By then the house had already had some work done to it to change or alter the historic character of the property. The Historic Resource Survey on file for this property, resource B274, reads:

"This is a one and a half story L-shaped Rural vernacular set squarely east-west on the lot surrounded by a variety of shrubs and an old fir. The house has four cross-gables with eave returns. The roof is of cedar shingles and the siding is beveled - except for a partial addition which is weatherboard. The foundation is cement without an apparent basement. A one-story front porch has four simple columns. The windows are double-hung sash, one-over-one."

Currently, the home has an asphalt shingle roof on it, vinyl siding applied over the entire exterior, and has had numerous windows replaced with white vinyl windows of similar style (double-hung, one-over-one).

The requested work is trying to both respect the historic character of the property as well as exist within the makeup of the current materials of the house. For the window work, the new window being installed would be immediately adjacent to the existing white vinyl double-hung windows and, as such, the additional new window installed would be a matching white vinyl double-hung window. The re-roof work is needed due to age and poor condition of the existing asphalt shingles that were previously installed. The owner is seeking metal as an acceptable material due to the environmental and sustainability factors associated with a metal versus asphalt roofing material. Metal roofs can last two to three times longer than asphalt shingles, can be recycled upon the end of their life on the house, can be made up of prior-recycled metals, will allow a better application for solar panels (than asphalt), and will hold up more durably under the weathering of the trees on site. The owner also notes that the asphalt shingle roofing is not original to the property and the historic roofing materials no longer exist on the home.

c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

The inventoried home at 835 NW Birch, photographed on page 3 of the Historic Resource page for B274 in 1983, remains in large part the same physical record of its time. Aside from the roofing material change, siding material change, and the exchange of some windows (all done prior to this owner's purchase of the home) the massing, style, and charm of the home are all there. What was inventoried as a "Residence - Lock Shop" is still a residence. Cross-gabled, with its original porch and still holding its "Rural Vernacular" building style. Vernacular architecture is described as a built environment that is based upon local needs; defined by the availability of particular materials indigenous to its particular region; and reflects local traditions and cultural practices. Traditionally, the study of vernacular architecture did not examine formally schooled architects, but instead that of the design skills and tradition of local builders, who were rarely given any attribution for the work. More recently, vernacular architecture has been examined by designers and the building industry in an effort to be more energy conscious with contemporary design and construction—part of a broader interest in sustainable design.

We feel the end result of our work will not impair the property's ability to act as a physical record of its time and overall will serve to protect the integrity of the home through stewardship and investment by the current owners.

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

The home was originally constructed in 1900, according to the Historic Resources Inventory sheet. When inventoried in 1983, the home seemed wholly intact - noting that there was an "addition which is weatherboard" and had an addition/alteration described as "Convert Garage to Living Space" which was tied to permit number "01B0805". The inventory sheet lists the siding as "beveled".

Currently installed is beveled vinyl siding, which was introduced as an exterior product in 1950 and by 1970 was more commonly used in the market and exists on numerous historic homes in McMinnville.

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

The window addition and relocation will stay within the existing condition of already replaced vinyl windows and in an un-obtrusive location on the house (south side, away from public streets) which is not visible from the sidewalk or other public right of ways. The re-roof of the house will transition away from the currently installed asphalt shingles to standing-seam metal. Neither the existing roofing material or the area of the kitchen windows are contain elements that characterize or define this property. The materials, features, finishes, construction techniques, and examples of craftsmanship that remain special and important to this house will otherwise be preserved.

f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

The only work being done as "intervention" due to "deterioration" is the re-roof of the existing asphalt shingle roof which is not an original distinctive feature of the house.

g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable: No chemical treatments are a part of this project.

h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable: No archeological resources are a part of this project.

i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;

The owner and applicant feels the project is consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior. Specifically, under the Treatment for Rehabilitation - the treatment for which this scope of work falls - we took note of the following section relating to the handling of the re-roof of the current asphalt shingles for standing-seam metal:

"Design for the Replacement of Missing Historic Features - When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features."

If the committee feels that, given the circumstance, a standing-seam metal roof of neutral and complimentary color is acceptable, the action of replacing the non-original asphalt shingles with the metal is consistent with the Secretary of Interior standards. See attached provided illustrations of proposed metal color(s) and examples of historic homes with original metal roofing. Metal, in numerous different forms, profiles, and colors is undeniably recognized as a historic roofing material by the Secretary of the Interior with multitudes of published resources on the material type and application for residential

properties ("The Guidelines for Historic Preservation as published by the United States Secretary of the Interior" pgs 98-101 refer to use and replacement of metal as acceptable, pg 12 acknowledges metal as historic material, and many Recommended lists in roofing treatments include and acknowledge metal roof as appropriate material).

Further exploring the Rehabilitation treatment, under "roofs" on page 98, there are "recommended" and "not recommended" measures.

"Recommended - Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning. "

We feel that the move from the already unoriginal (which, as established, was made unoriginal by prior owners, not by current owners) asphalt shingle roofing material to standing seam metal we will follow the Secretary of Interior's **Recommended** path and preserve the "functional and decorative features that are important to the character of the building." Not altering the framing or structure of the lines or sections, and using the low-profile trims and flashings will achieve this. The roof isn't adorned with "decorative and functional features" as listed. Lastly, the material in question to get replaced is already the unoriginal material so the question is for the appropriateness for the introduction of metal as an acceptable material. Interesting to note that the above recommended path from the Secretary of the Interior allows for metal-to-metal selection, establishing that metal itself is acceptable as a material on historic residences.

"Not Recommended - Removing or substantially changing roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Removing a major portion of the historic roof or roofing material that is repairable, then rebuilding it with new material to achieve a more uniform or "improved" appearance. Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse). Stripping the roof of sound historic material, such as slate, clay tile, wood, or metal. "

We feel that the replacement of the asphalt shingles, that have hit their lifetime limit, with an alternate material will not commit any of the Secretary of the Interior's **Not Recommended** items listed above or through the remaining **Not Recommended** table.

Further exploring the Rehabilitation treatment, under "windows" on page 102, there are "recommended" and "not recommended" measures.

"Recommended - Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters. "

We feel that the scope of work related to the windows already outlined will follow the Secretary of Interior's **Recommended** guidelines as listed above. The windows in specific of the project are two windows that were installed prior to the current owner's possession of the house and are incongruous to the period of the home in material - vinyl as opposed to wood. The scope of work would not violate the **Recommended** guideline listed above.

Further exploring the Rehabilitation treatment, under "Sustainability" on page 155, there is a statement:

*"**Sustainability** is usually a very important and integral part of the treatment Rehabilitation. Existing energy-efficient features should be taken into consideration early in the planning stages of a rehabilitation project before proposing any energy improvements. There are numerous treatments that may be used to upgrade a historic building to help it operate more efficiently while retaining its character."*

Further reading there are many official references to Metal as Historic Roofing Material:

A. National Park Service - Roofing for Historic Buildings

<https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm#materials>

Pertinent Excerpt #1: (Historic Roofing Materials in America)

Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.

Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727-1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.

Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.

The method for corrugating iron was originally patented in England in 1829.

Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.

Pertinent excerpt #2: (Alternative Roofing Materials)

The search for alternative roofing materials is not new. As early as the 18th century, fear of fire caused many wood shingle or board roofs to be replaced by sheet metal or clay tile. Some historic roofs were failures from the start, based on overambitious and naive use of materials as they were first developed. Research on a structure may reveal that an inadequately designed or a highly combustible roof was replaced

early in its history, and therefore restoration of a later roof material would have a valid precedent. In some cities, the substitution of sheet metal on early row houses occurred as soon as the rolled material became available.

B. National Park Service National Center for Preservation Technology and Training - Roofs & Chimneys

Image examples from their online resources and guidelines: <https://www.ncptt.nps.gov/technical-resources/resilient-heritage/roofs-chimneys/>

C. National Park Service - Roofing for Historic Buildings
<https://www.nps.gov/tps/education/roofingexhibit/metals2.htm>

Stamping sheets of metal was an innovation that added rigidity to a thin material and facilitated interlocking edges, reducing needed lap and preventing wind lift. Patterns were frequently patented and were produced in iron, tinplate, galvanized steel or copper.

Sheets of iron were first pre-formed by corrugation in England in 1828. American manufacturers were producing corrugated roofing from both plain and galvanized iron by mid-19th century. Corrugation added stiffness, making the material self-supporting over longer spans and eliminating the need for sheathing or closely-spaced framing. Thus, corrugated iron was well suited for inexpensive, quickly assembled buildings, making it a common material for the construction that accompanied the California Gold Rush. Later in the century, manufacturers offered flat sheets with edges pre-formed for standing seams or in a V shape as economical alternatives to onsite fabrication.

Unlike the simple lapped installation used for corrugated or V-edge sheets, most site-formed metal roofing utilizes various folded, interlocking joints to create a weatherproof covering. Metals that can be fused (lead) or soldered (tin,terne, zinc, copper) can have sealed joints, thus removing slope as a factor in the water-shedding performance of the assembly. Solder was usually applied to seal interlocked seams that had been folded flat. Flat seams joined small sheets of metal to cover curved shapes or very low-sloped roofs. They were also used to create long strips of a metal such as tinplate, which was only available as small sheets. When the long strips were laid parallel to the slope of a roof (minimum 2 in 12 slope), the long edges could be joined without solder if the joints were raised above the rest of the roof surface as a rib. Usually the adjacent edges were folded over each other creating a standing seam. Many metals were used for this common roof. Variations on the system formed the seam over battens or used separate cap pieces to join the bent edge flanges. Although requiring slightly more material, a standing seam better accommodates the expansion and contraction of metal than does a flat seam roof.

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D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;

The project proposed is quite reasonable in the context of home-ownership of a single family dwelling bearing historic significance. The kitchen remodel, which involves the relocation of and addition of a window, along with the replacement of a roof at the end of its useful life are items that are within reasonable tolerance. Within the context of reasonableness and economic use, the decision in the re-roofing to pursue standing-seam metal is being made in recognition of metal's longer-term viability, durability, usefulness and impact on the environment, an issue the owners are passionate about making a positive impact. Metal roofing can outlast asphalt by two-to-three times (~60 years versus ~20 years in some cases). These two alterations are only a small piece of the financial investment intended to be made in this house during this remodel project which includes a large scale remodel of the existing kitchen and adjacent areas and an overall commitment to taking care of this property as their home long into the future.

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

The current value and significance of the historic resource, as outlined in the resource inventory sheet are still intact. The house stood out for its roots in rural vernacular architecture - well built and timeless as well as its cross gable roof profiles and charming front porch. A solid and thoughtful home, nestled amongst a neighborhood (Saylor's Addition) of similar-yet-different homes, all equally as valuable for their quaintness.

These factors contributing to the value and significance of the historic resource will remain intact with the scope of work of the proposed project.

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

The physical condition of the house is great. There are no signs of concern in the physical health of the building. Overall this house is fairing well for one of its age. The only thing relative to physical health needing addressing is the roof, which a material change is being requested as part of this project.

FURTHER RESPONSES TO APPLICATION

1. Drawings identifying detail of proposed alterations.

- a. The certificate of approval for alteration application form, on page 2 and later on page 6, requires that the applicant provide "Architectural drawings, including elevation of the proposed alteration. The elevations shall include descriptions of the proposed finish material."***

The project in total, beyond the scope requiring certificate of approval of alteration from the Historic Landmarks Committee, is a kitchen remodel. A kitchen remodel that expands the footprint

of the kitchen, rearranges the primary appliances and plumbing in the kitchen, and updates finishes and fixtures. The project did not involve, nor necessitate an entire set of architectural drawings of the existing houses that rendered every square foot of the interior and every plane of the exterior. The creation of full exterior elevations to illustrate the metal roofing material approval request, we feel, is unwarranted. To assist both the Historic Landmarks Committee and staff in understanding the details of the material we have included diagrams, details, and specifics of the material proposed. Details on both the metal panels themselves (Metallion Industries "Loc-Seam" 24 gauge, 12" wide seam, concealed fastener system) and the host of trims and flashings. We hope the details included of the specific dimensions of the proposed standing seam metal roofing - width of panels, height of standing seam, etc. - and it's specific treatments at the edges of roof gables, rake edges, eaves, valleys, and ridges are able to assist the Committee and staff in the deliberation and decision process in lieu of a full architectural set of elevations of the house.

Illustrations & Supplementary Documents:

- Site Plan & Photos
- Illustrations & Roofing Material Swatches
- Examples of Metal Roofing on Historic Homes
- Design drawings reflecting remodel and work

835 NW Birch Street

Historic Landmark Alteration
Site Plan & Photos

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

NE 1/4 NE 1/4 SEC 20 T4S R4W W.M.
YAMHILL COUNTY

1" = 100'

4 4 20AA
MCMINNIVILLE

SEE MAP 4 4 17DD

CANCELLED

1400
7000
7100
7700
7800
9800
11501
13501

SEE MAP 4 4 20AB

SEE MAP 4 4 21BB

SEE MAP 4 4 20AD

SURVEY FOR ALAN OLSEN

In Block 'L' of C.G. Saylor's Addition
to McMinnville, Oregon.

in Solomon Beary D.L.C.; N.E. 1/4 Section 20,
T4S, R4W, W.M. Jan. 27-28, 1982

Scale: 1" = 50'

- = Monument Found
- = Set Iron Rod, 1/2" x 30" flush to ground (with yellow I.D. cap)

NARRATIVE -

East control line used herein is the center-line of Birch Street as marked by monuments shown at center of Ninth Street and point (Nail) 7.4 feet West of monument shown on the intersection with the East extension of Seventh Street.

North line of Block L is determined herein from a point 30 feet South of the P.I. of Ninth and Birch, to iron rod shown at the Northeast corner of Block K.

The monuments found at the Northeast corner of Block K and Southeast corner of Block M were used to determine a line bearing and pro-rate conditions to dimension the E-W lines of the lots in Block L.

The South line of Block L is laid off at 145 feet South as called by the original plat and subsequent deeds.

BEARING BASIS is North on Birch Street as shown; assumed bearing for this survey.

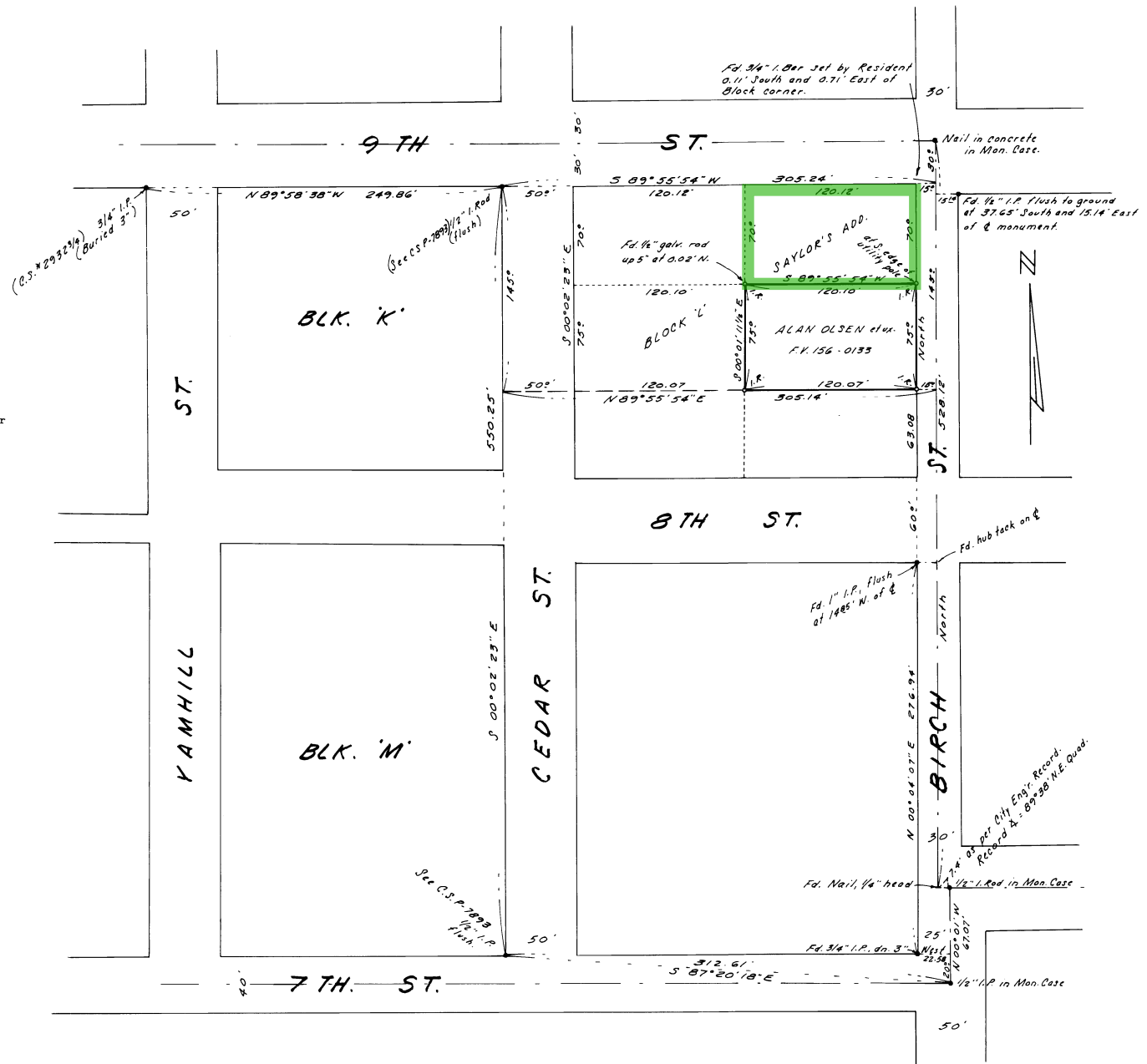
Received 2 - 4 1982
County Surveyor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Norris L. Jones

OREGON
JAN 10, 1984
NORRIS L. JONES
648

NORRIS L. JONES - SURVEYOR
ROOM 7 MASONIC BUILDING
McMINNVILLE, OREGON 97128
PH. 474-4322



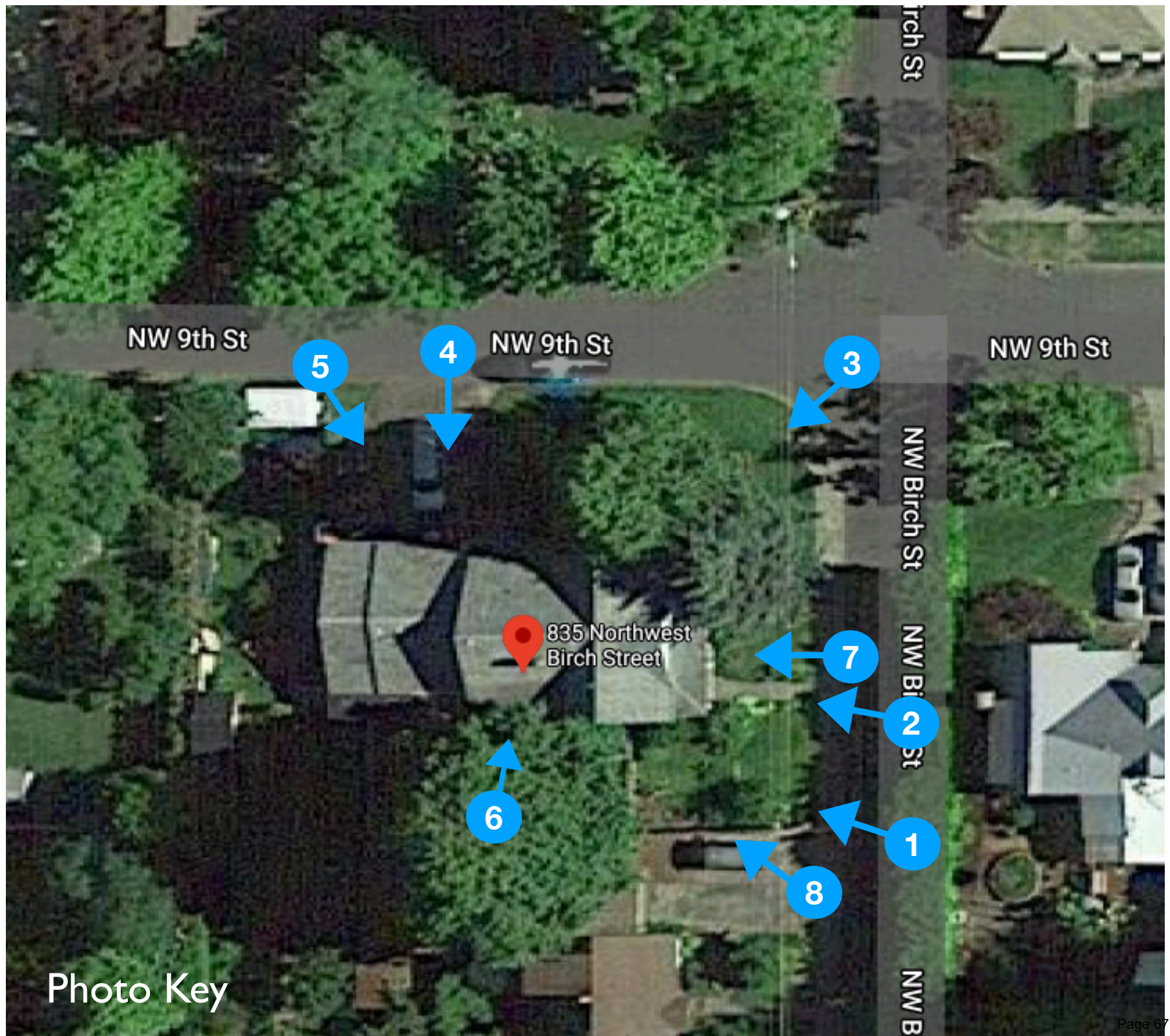


Photo Key



Photo 1



Photo 2



Photo 3



Cross Gable

Photo 4



Cross Gable

Photo 5



Photo 6



Photo 7



Photo 8

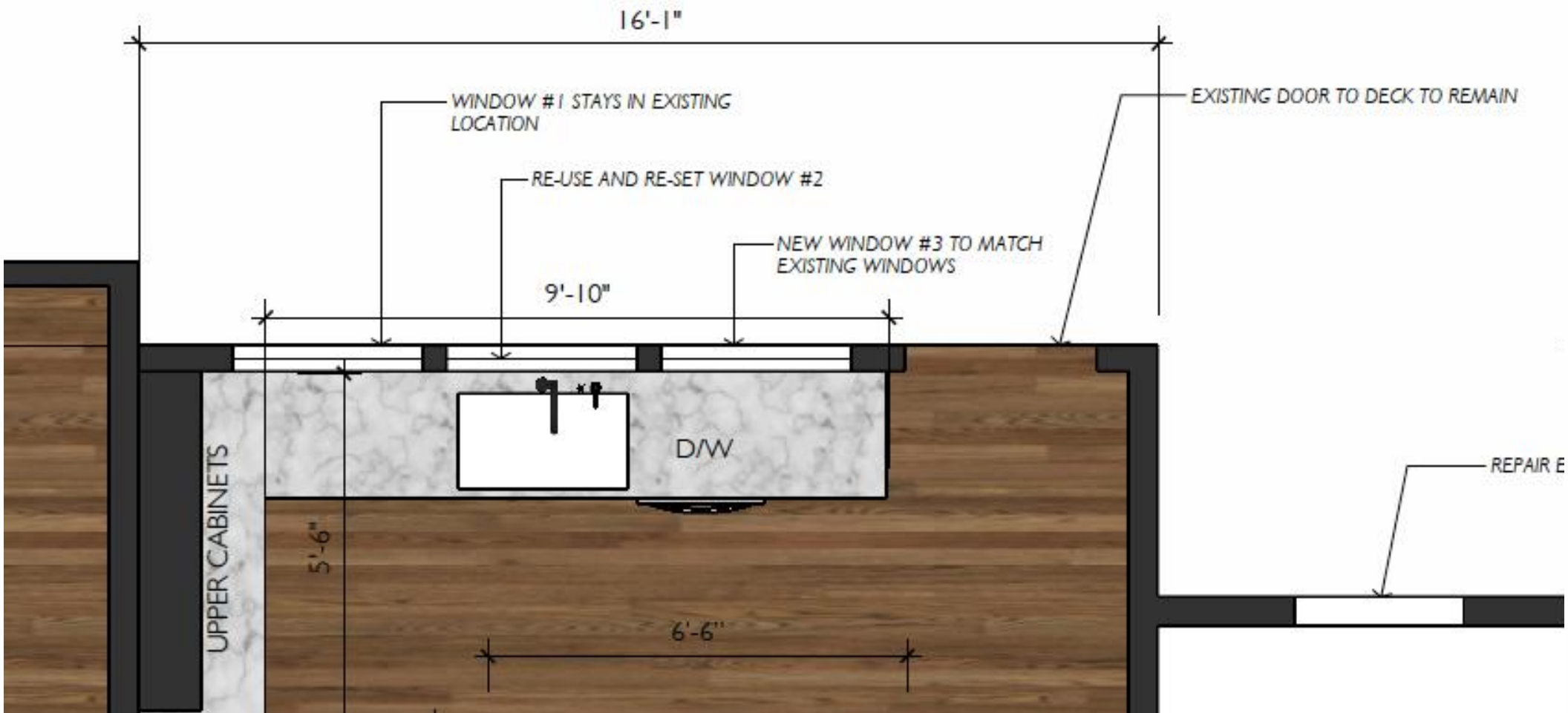
835 NW Birch Street

Historic Landmark Alteration
Illustrations of Window Work
&
Metal Roofing Details and Specification





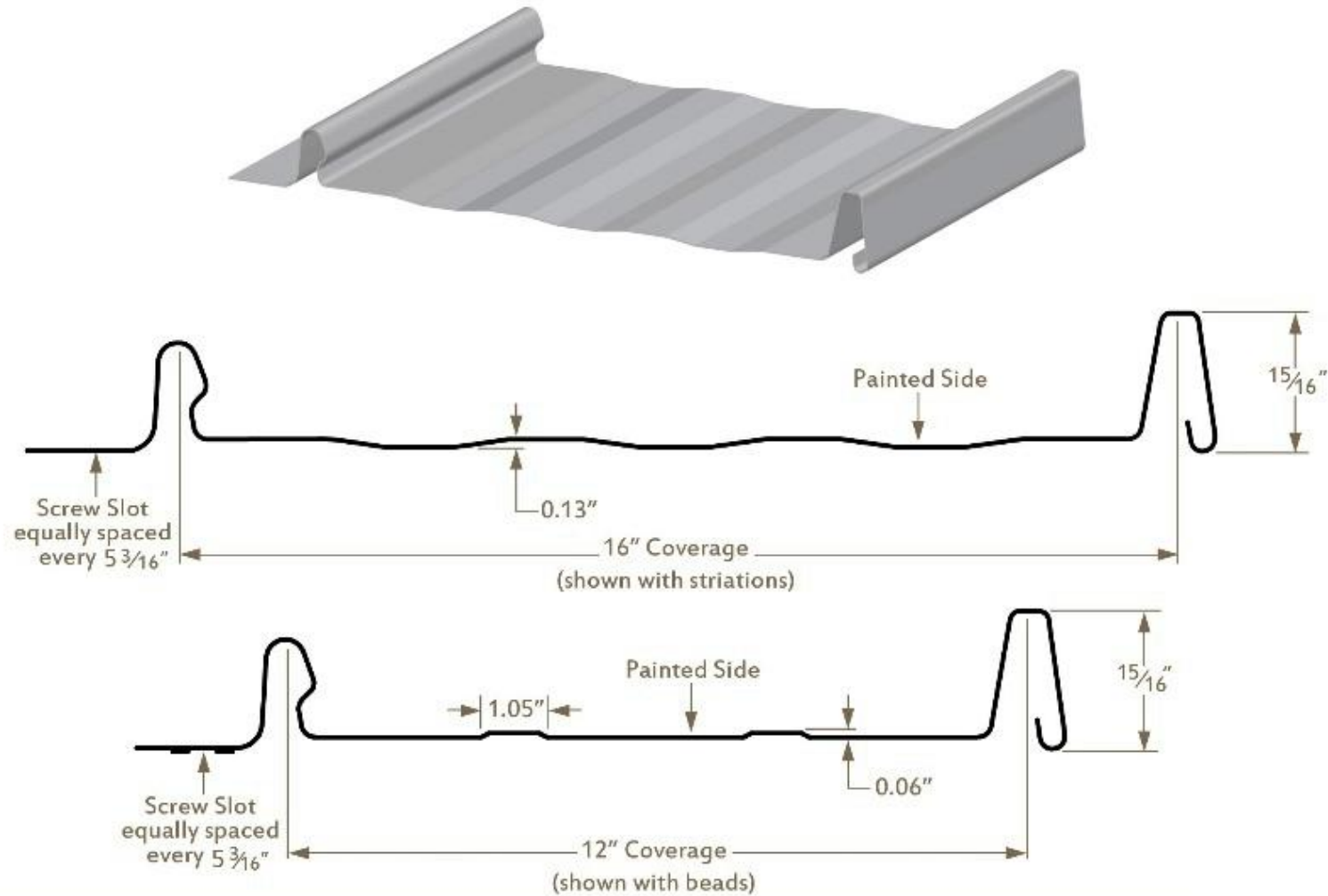
Window Change - Proposed



Window Change - Proposed (Plan View)



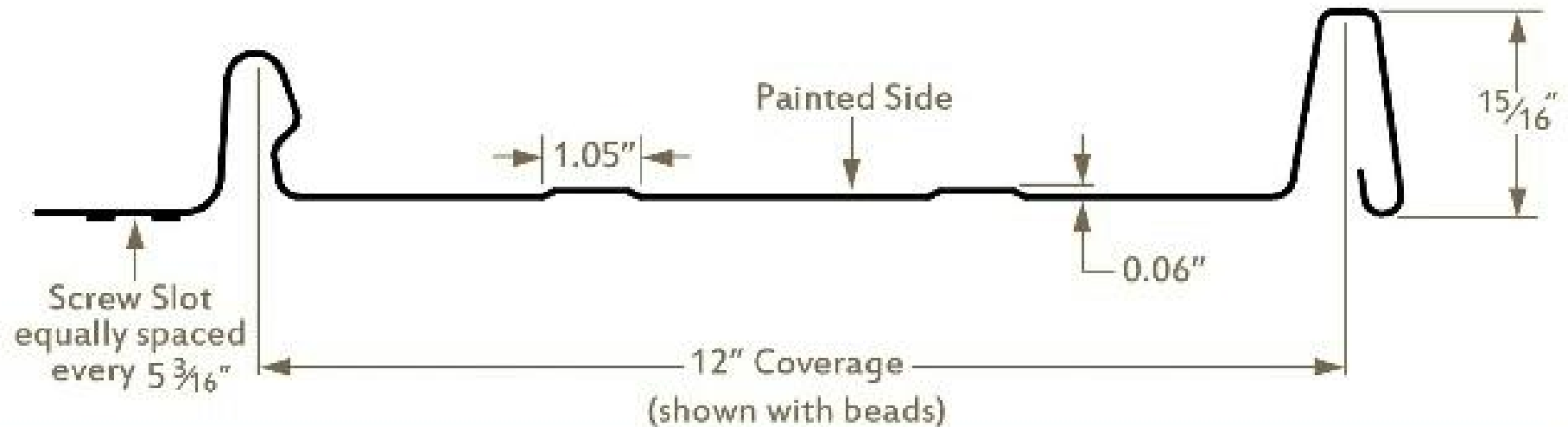
Roof - Current Condition



LOC SEAM

Proposed Metal Roof - Panel Details

CONCEALED FASTENER PANELS



24 gauge - 12" seam - concealed fasteners

Proposed Metal Roof - Panel Details

FASTENER INFORMATION

Fasten Panel to Wood using
#10-9 Low Profile Wood Screw

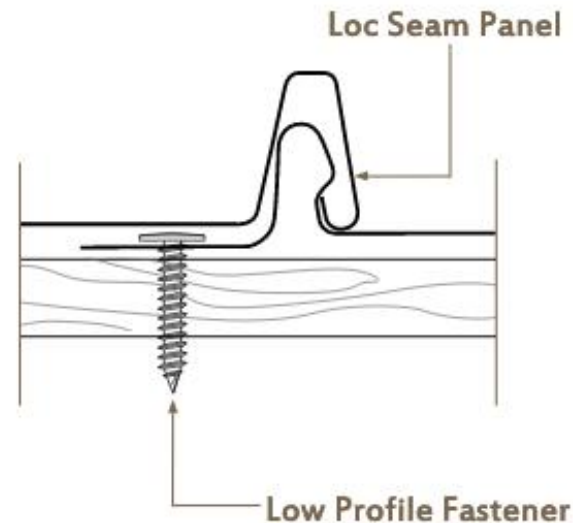
Fasten Panel to Steel using
#12-14 Low Profile Drill-Tip Screw

Screw thread should protrude no less than 1/4"
through the underlayment.

Install one screw every 16" within
pre-punched slots

1" long fastener slots, in the
screw flange, accommodate
some thermal movement.

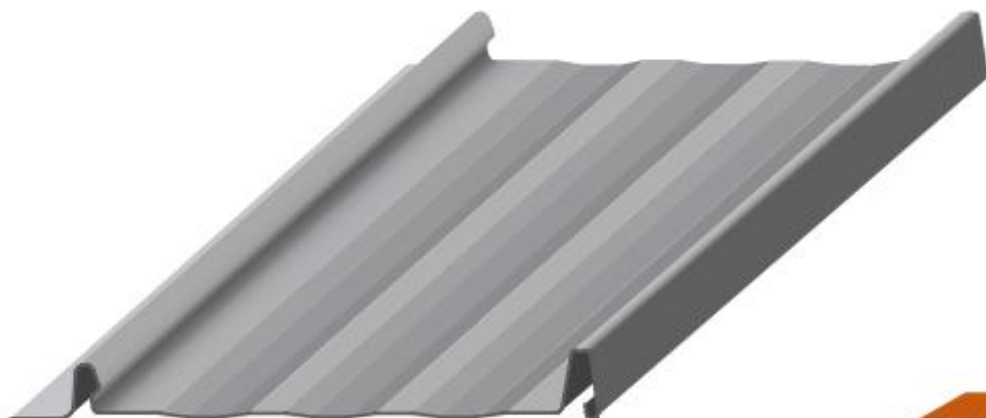
PANEL FASTENING



Proposed Metal Roof - Panel Details

PANEL DESCRIPTION

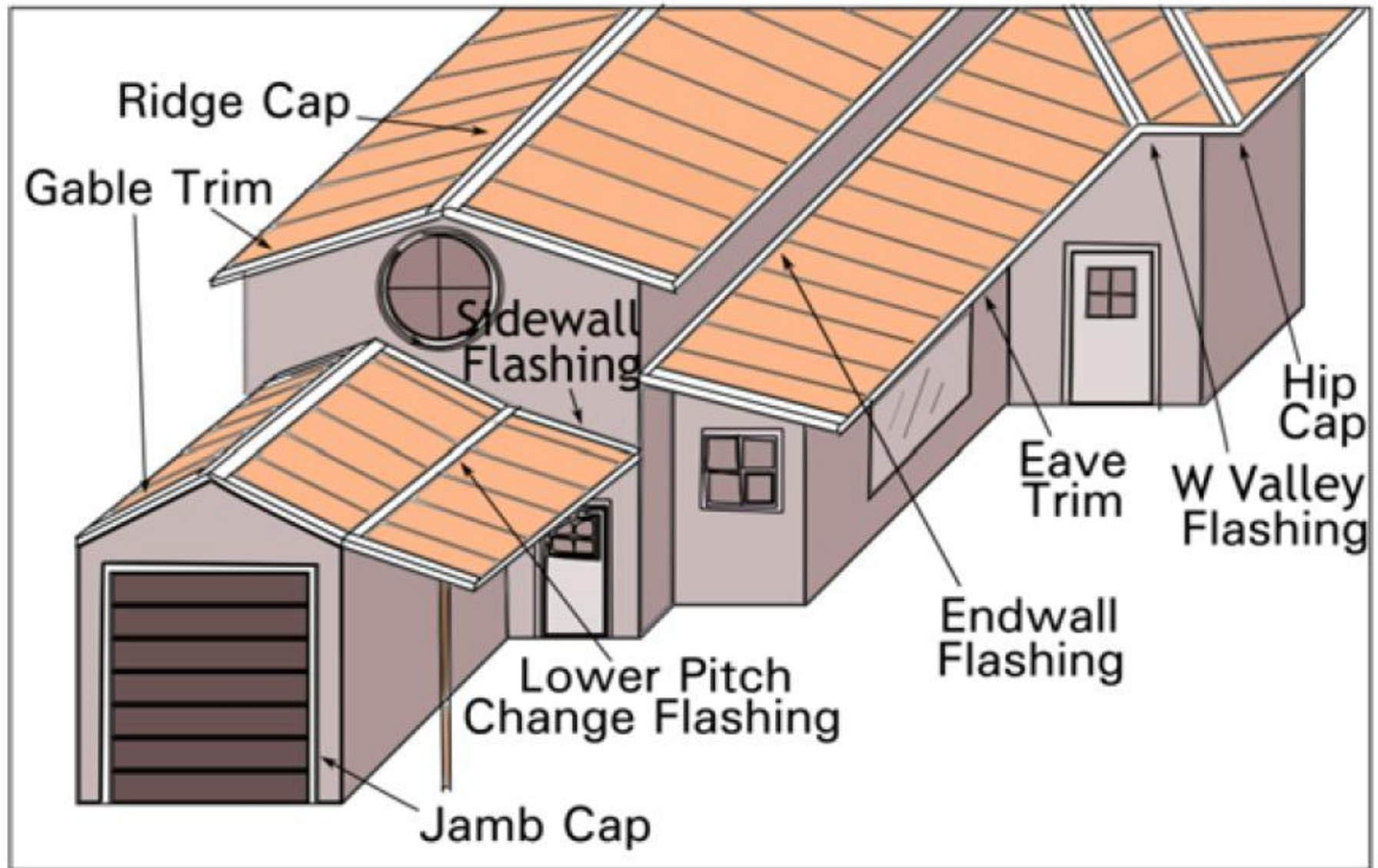
- Applications: Residential, Light Commercial, and Agricultural
- Limited 40-year warranty paint
- Finishes on 12", 26 ga: 7 standard SMP colors
- Finishes on 16", 26 ga: 11 standard SMP colors
- Finishes 24 ga: 10 standard PVDF colors
- Corrosion Protection on Substrate:
 - AZ-50 (ASTM A792) for painted Galvalume®
 - G-60 (ASTM A653) for painted Galvanized
 - G-90 (ASTM A653) for PVDF painted 24 gauge
- Storm Shield surface protector on all standard colors
- Sheet lengths: One inch increments to any length
- For color availability, cool roof specs, and other panel info, please see our website: www.metallionindustries.com

**TESTING DATA**

- UL 2218 Impact Resistance
- UL 790, 263 Fire Resistance
- UL 580 Uplift Resistance

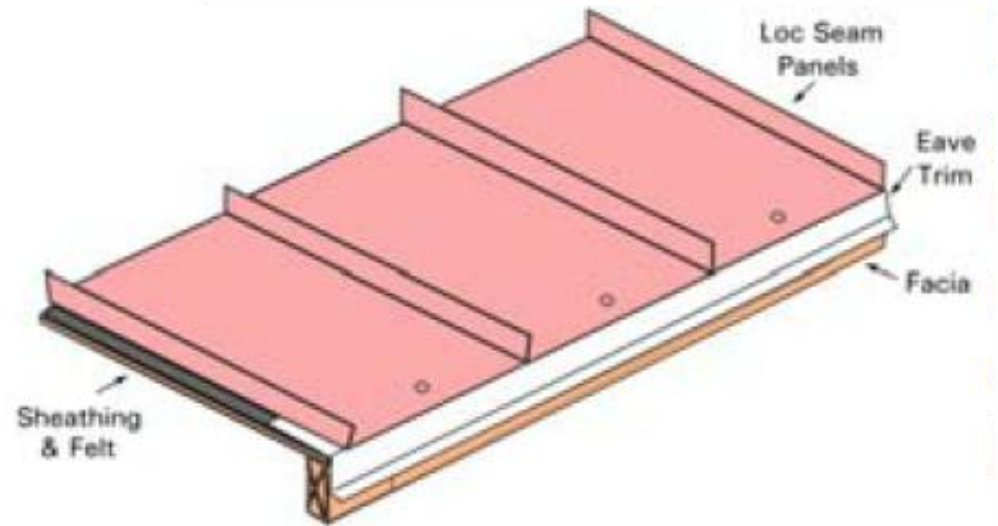
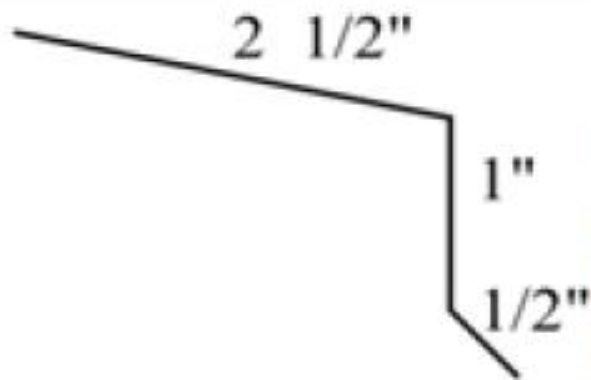
Proposed Metal Roof - Panel Details

TRIM APPLICATION



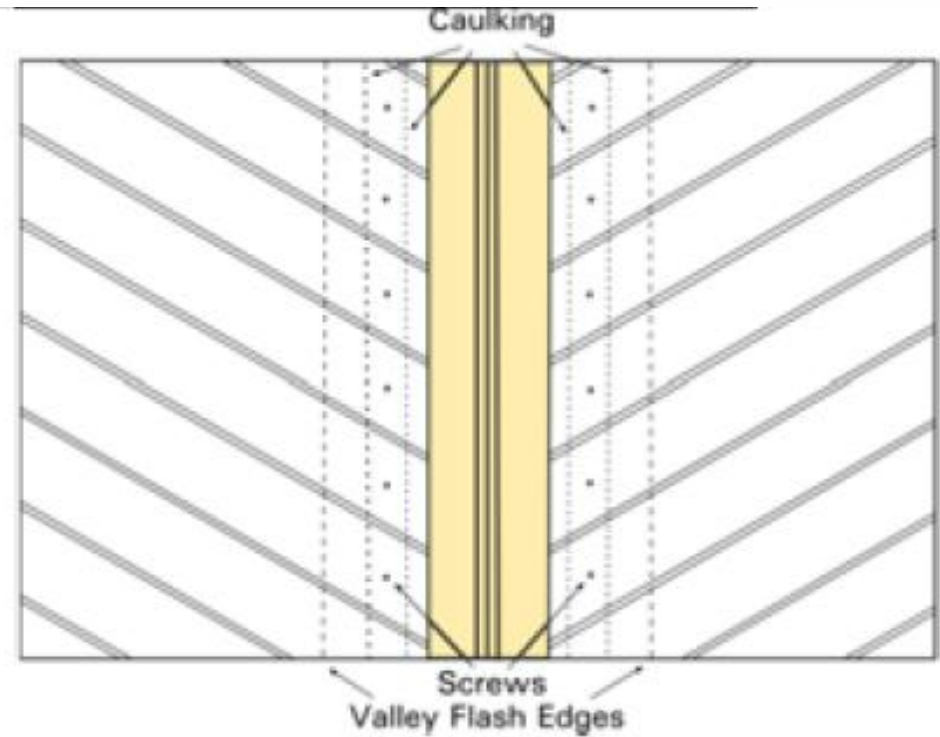
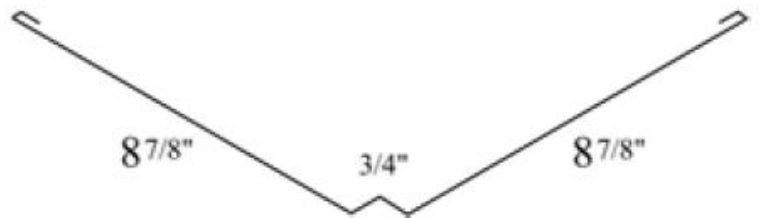
Proposed Metal Roof - Trims and Flashings

EAVE TRIM



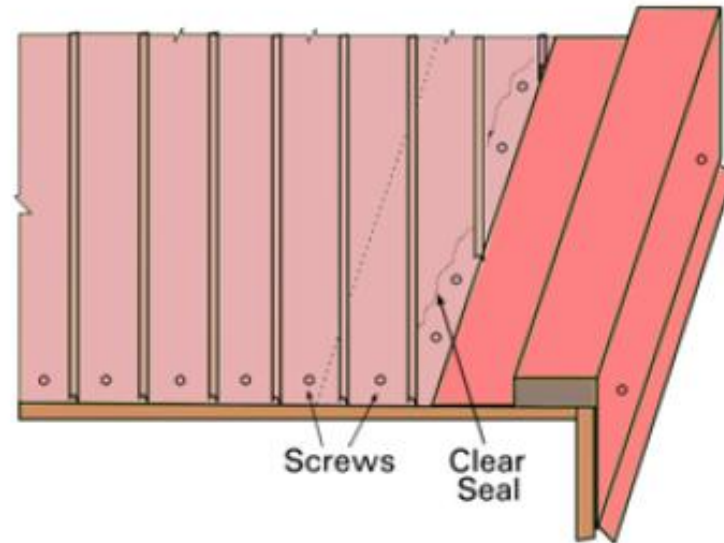
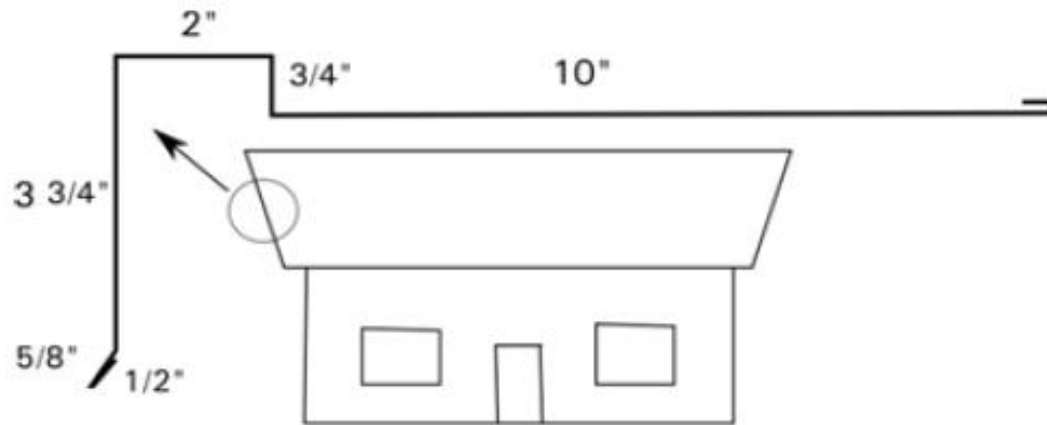
Proposed Metal Roof - Trims and Flashings

W-VALLEY FLASHING



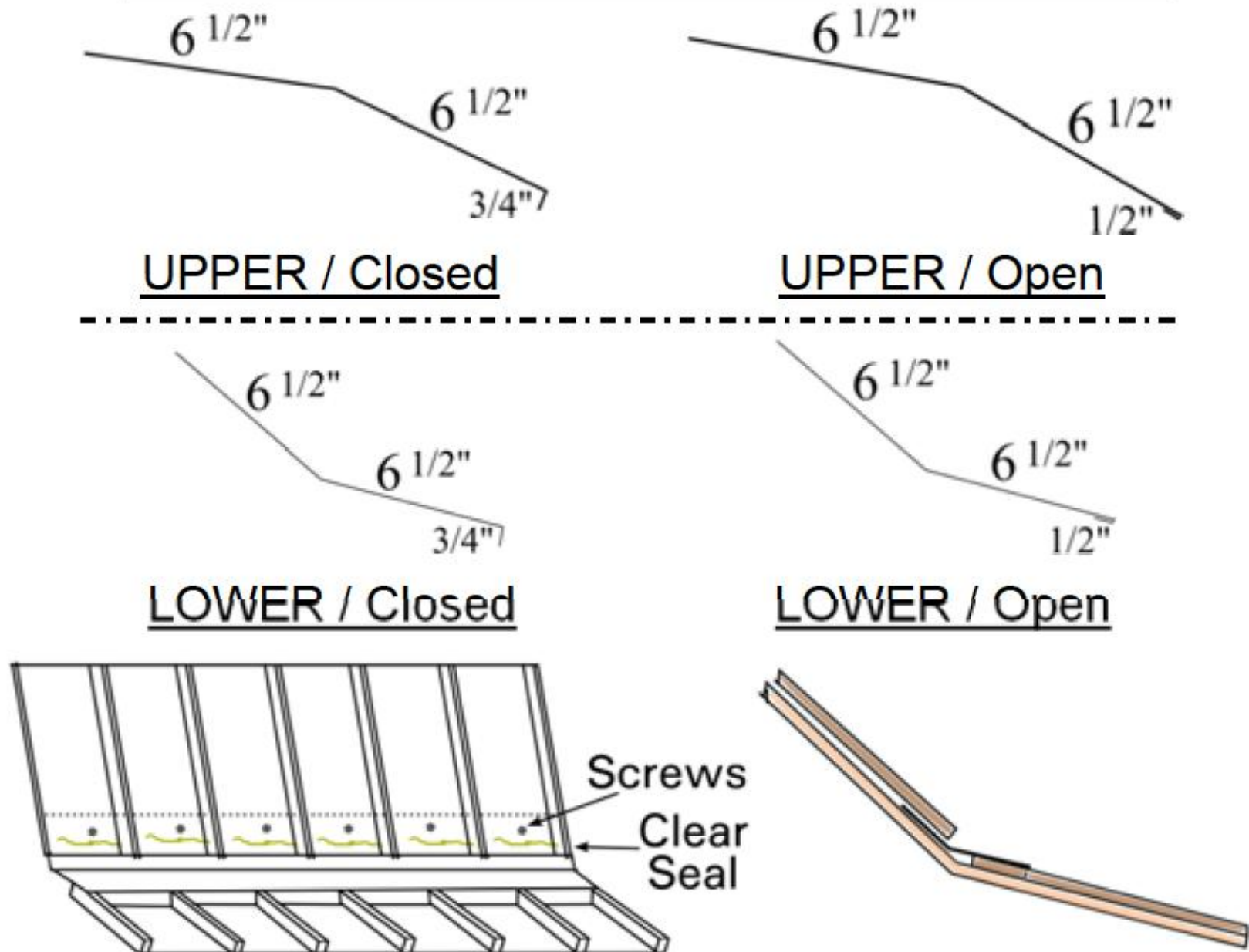
Proposed Metal Roof - Trims and Flashings

PROW GABLE TRIM



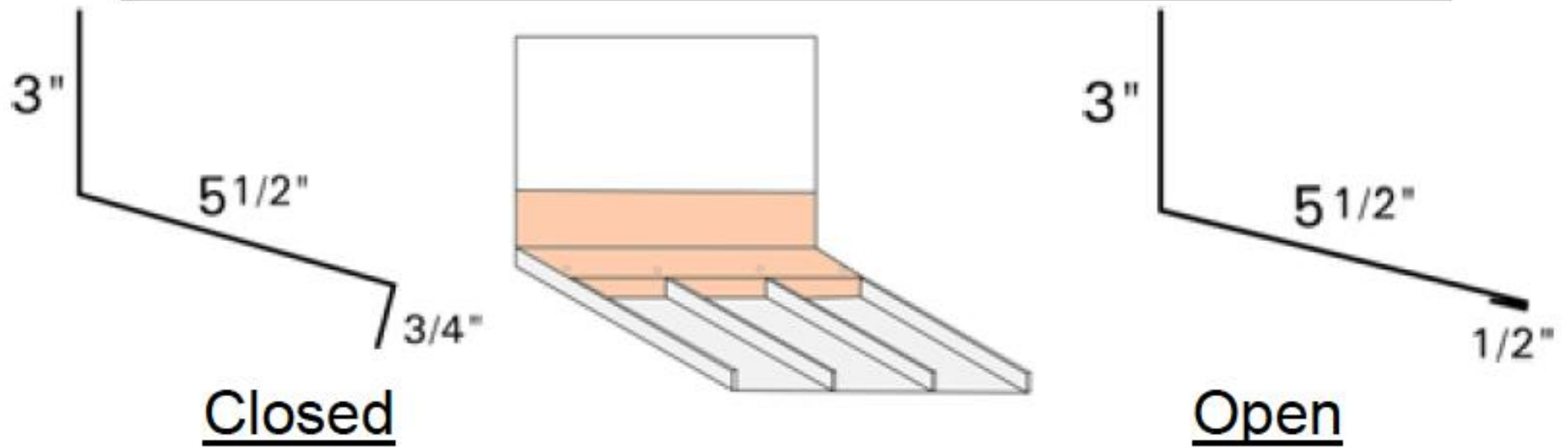
Proposed Metal Roof - Trims and Flashings

TRANSITION PITCH CHANGE



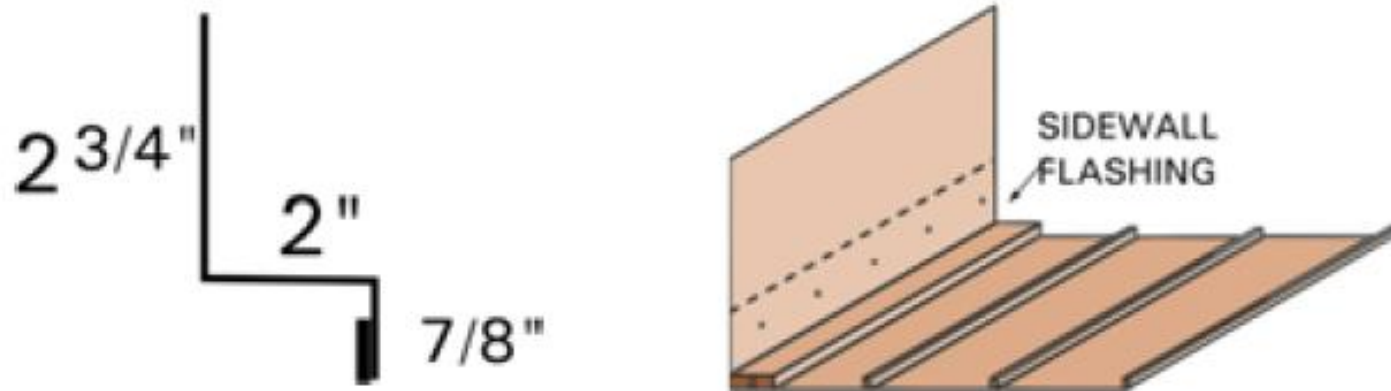
Proposed Metal Roof - Trims and Flashings

ENDWALL FLASHING



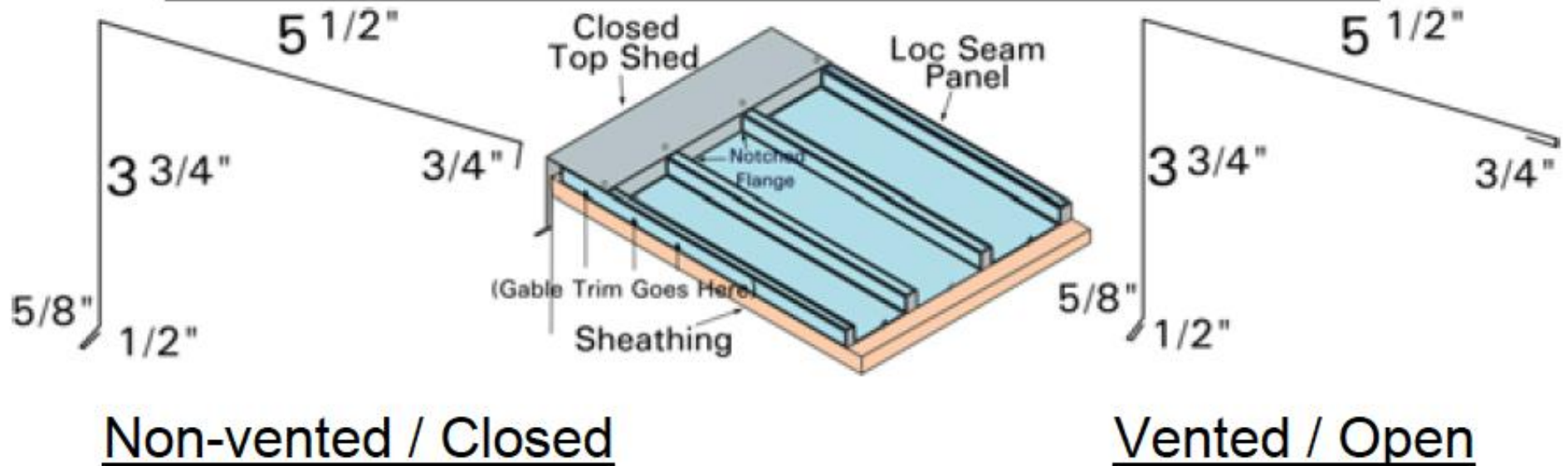
Proposed Metal Roof - Trims and Flashings

SIDEWALL FLASHING



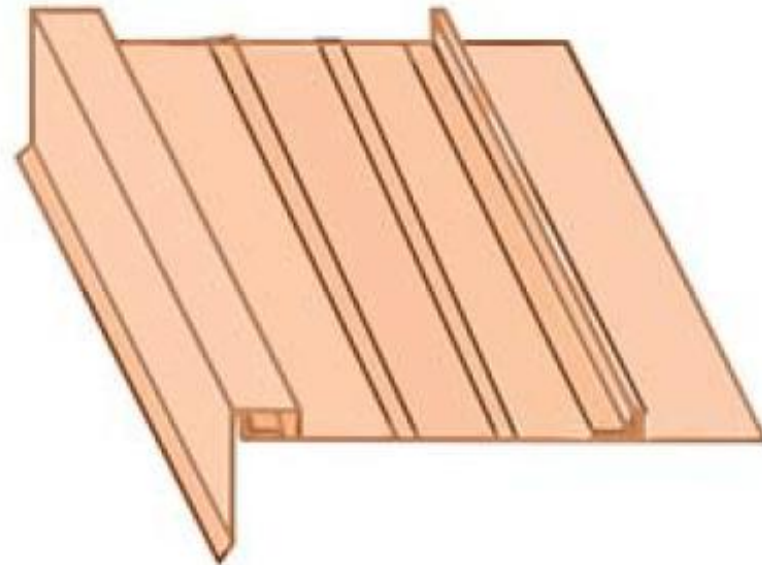
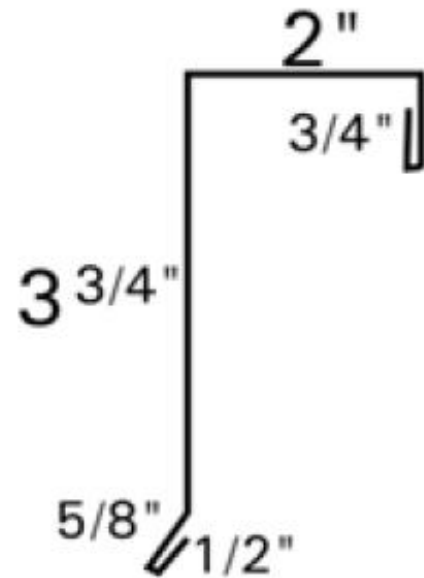
Proposed Metal Roof - Trims and Flashings

TOP SHED FLASHING



Proposed Metal Roof - Trims and Flashings

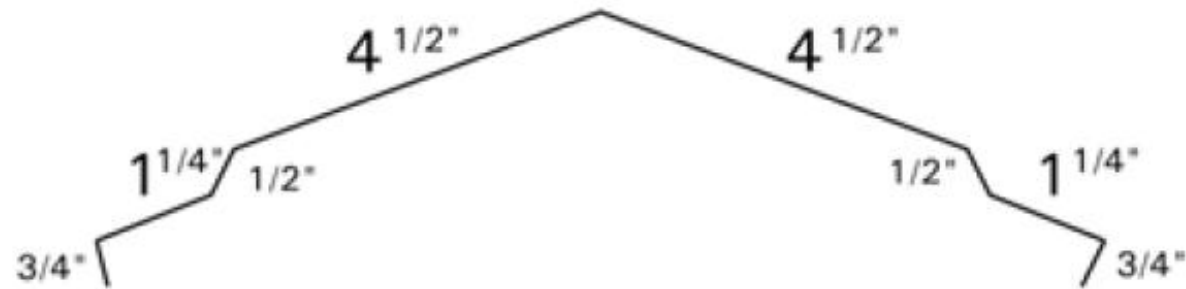
LOC SEAM GABLE TRIM



Proposed Metal Roof - Trims and Flashings

RIDGE CAP

Non-vented / Closed



Vented / Open



Proposed Metal Roof - Trims and Flashings

Metal Roofing,
Siding & Building
Accessories



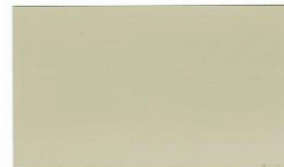
**METALLION
INDUSTRIES**

Residential
Agricultural
Commercial

24 gauge PVDF* Colors



Regal White



Sandstone



Sierra Tan



Slate Gray



Colonial Red



Evergreen



Hartford Green



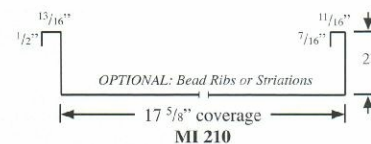
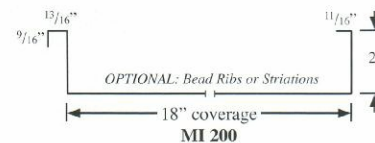
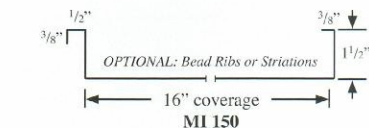
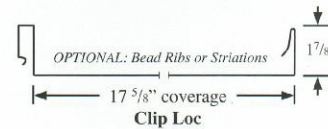
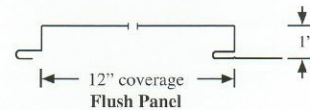
Light Bronze



Dark Bronze



Matte Black



Colors listed above are intended to be close representations. Actual color chips are available upon request. Please verify color, gauge, and profile availability.
See back page for details.

Contact us for other color variations and their associated lead times. * PVDF = Polyvinylidene Fluoride, also known as Kynar 500® or Hylar 5000®.

Proposed Metal Roof - Color Options



Light Bronze



Dark Bronze

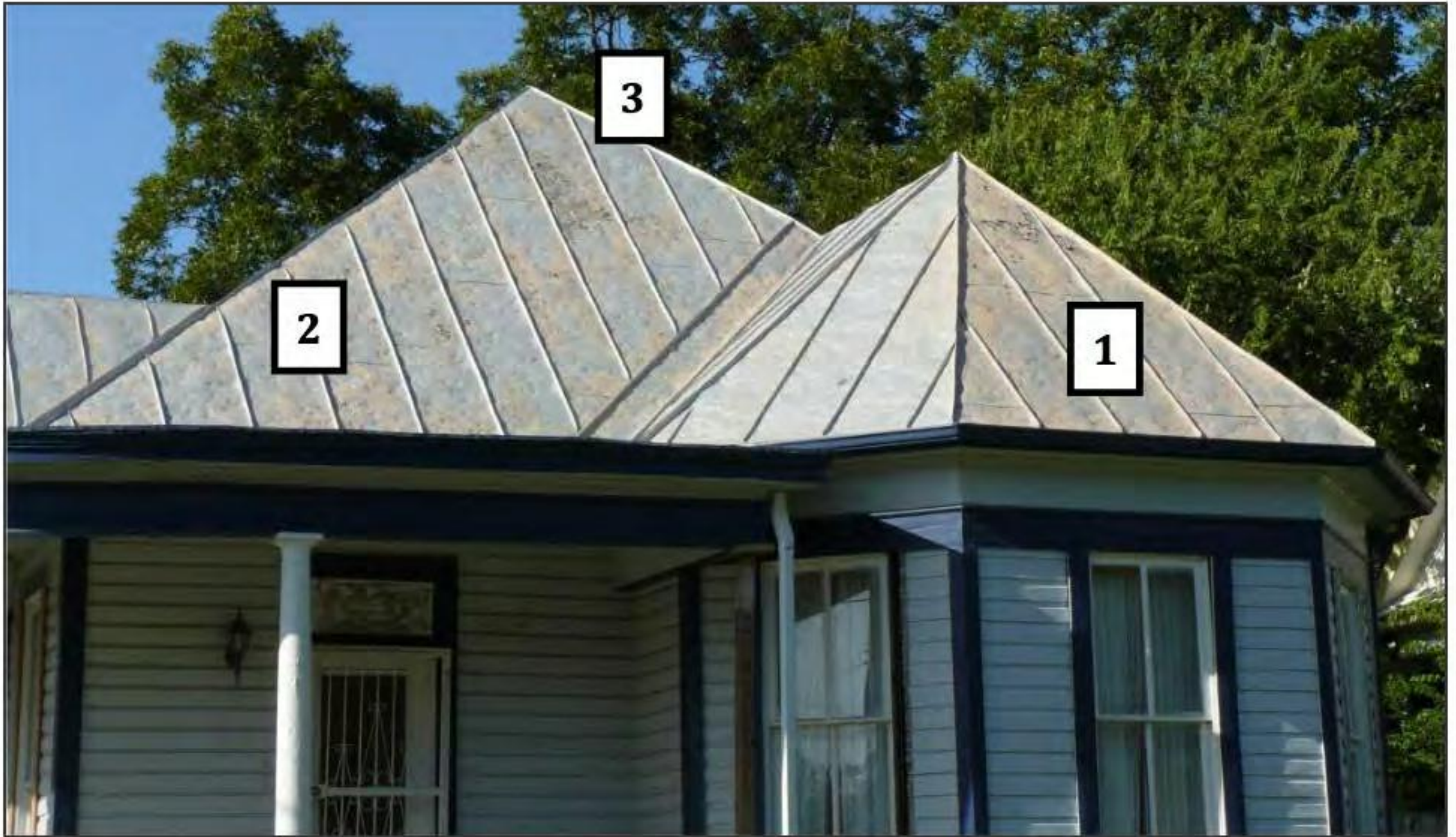
Proposed Metal Roof - Client Color Selections

835 NW Birch Street

Historic Landmark Alteration
Examples of Metal Roofing on Historic Homes



Abandoned farmhouse at the Kelvin A. Lewis Farmstead in Creeds, Virginia Beach, Virginia.



Historic standing seam metal roof with crimped ridges.

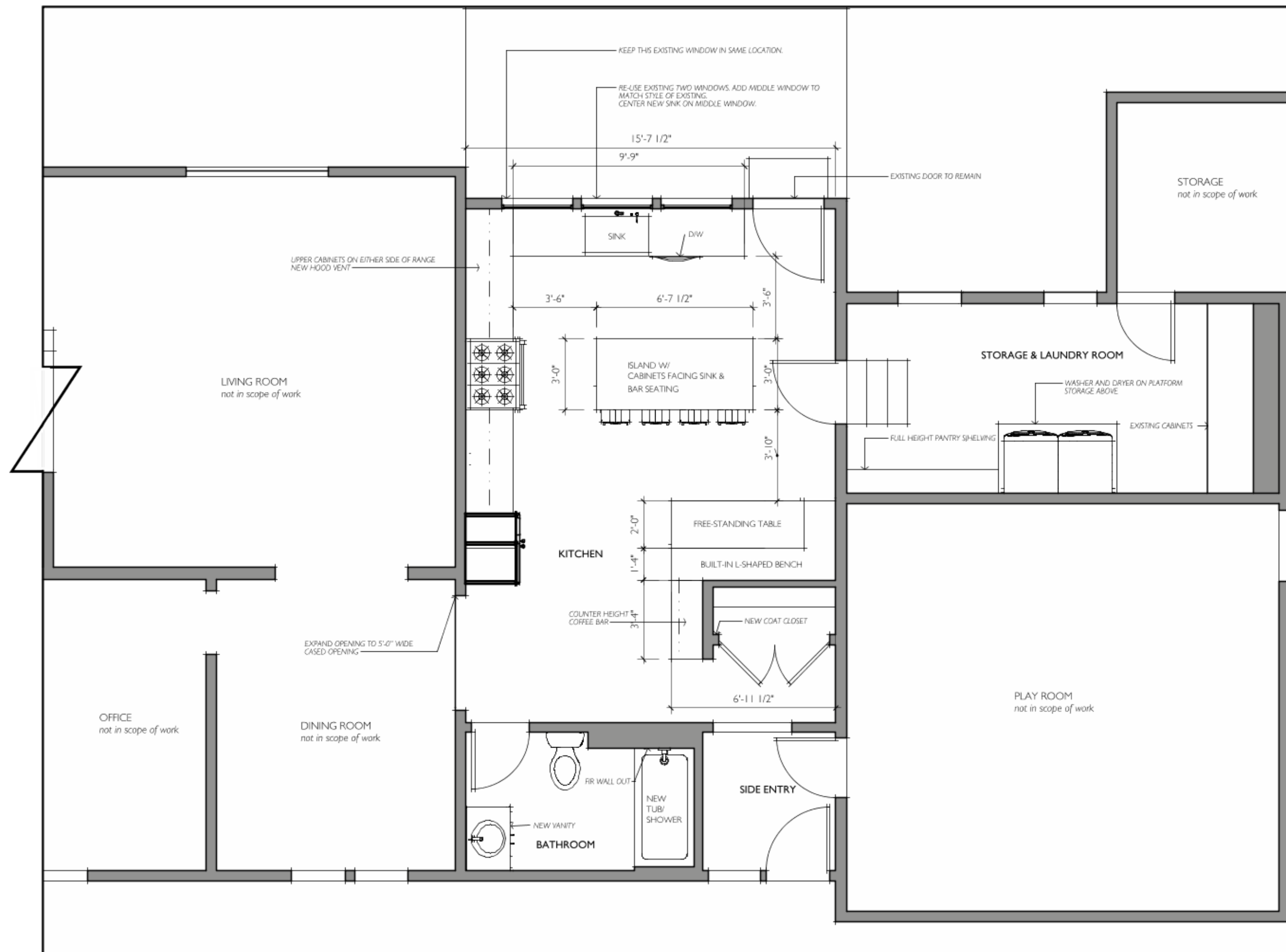




An historic Dutch Colonial house in Ghent, New York, has an antique standing seam metal roof in black.



Todd Hansen of [Albertsson & Hansen](#) in Minneapolis uses a variety of materials for roofing, including [Galvalume](#) or Bonderized standing seam metal, as shown in this cabin on Wisconsin's Cable Lake.





PARTIAL EXTERIOR ELEVATION - Showing Alterations to Kitchen Windows & Proposed Standing Seam Metal Roof - Color: Light Bronze
SCALE: 1/4" = 1'-0"



EXTERIOR PERSPECTIVE - Showing Alterations to Kitchen Windows & Proposed Standing Seam Metal Roof - Color: Light Bronze
SCALE: 1/4" - 1'-0"

