



# City of McMinnville

PLANNING

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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Historic Landmarks Committee  
Hybrid In-Person & ZOOM Online Meeting  
Thursday, April 24 - 3:00 PM  
Kent Taylor Civic Hall, 200 NE Second Street**

*Please note that this meeting will take place at McMinnville Civic Hall and simultaneously be conducted via ZOOM meeting software if you are unable or choose not to attend in person*

**Join Zoom Meeting  
Meeting ID: 876 3249 3472  
Passcode: 456456**

<https://mcminnvilleoregon.zoom.us/j/87632493472?pwd=3JUUqdvkxXwuph2MQaQnmrtjUgwJqB.1>

**Or join ZOOM Meeting by phone via the following number: 1-253-215-8782**

Committee Members	Agenda Items
Mary Beth Branch, Chair	1) Call to Order
Katherine Huit, Vice Chair	2) Citizen Comments
Mark Cooley	3) Discussion Items
Christoper Knapp	• HL 5-24: Certificate of Alteration for Approval
Daniel Kiser	○ 131 NE 5 <sup>th</sup> Street (Exhibit 1)
City Council Liaison: Scott Cunningham	4) Committee Member Comments
	5) Staff Comments
	6) Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

\*Please note that these documents are also on the City's website, [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov). You may also request a copy from the Planning Department.



## EXHIBIT 1 – STAFF REPORT

**DATE:** April 24, 2025  
**TO:** Historic Landmark Committee Members  
**FROM:** Matthew Deppe, Associate Planner  
**SUBJECT:** HL 5-24 (Certificate of Approval for Alteration)  
131 NE 5<sup>th</sup> 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 131 NE 5<sup>th</sup> Street (Tax Lot R4420-AD-03200). 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 and the Downtown Design Guidelines. Per the McMinnville Municipal Code, the McMinnville Historic Landmarks Committee serves as the decision-making body for the Certificate of Alteration review. The applicant is requesting the Certificate of Approval for Alteration. The Certificate of Approval for Alteration request is subject to the review process described in Section 17.65.060 and Section 17.59.070 of the McMinnville Municipal Code (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 131 NE 5<sup>th</sup> Street. The property is identified as Tax Lot R4420-AD-03200 **See Vicinity Map (Figure 1) below.**

---

### *Attachments:*

*Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-24*

*Attachment B: HL 3-24 Application Materials*

**Exhibit 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 B332). 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 B332) 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:

“A two-story bungaloid with bellcast gable roof with roof brackets under raketwo gabled dormers with brackets under rake. Each dormer has two double-hung sash windwos with cornice molding. A bay on the west side has three windows, one over one double-hung sash. The front window is protected by a (blank).

The basement is half daylight with wood water table. The siding is Bevel with corner boards. There is a central chimney. The entrance is within a gabled off-center porch. The door is a full window with full length sidelights. The porch gable is decorated with vertical boards and stucco, to simulate half-timbering. A flat-roofed attached garage may have been added later. A harmonious addition to the back of the house was done in 1940 by Bill Odell. The dining room ceiling has exposed wood beams.”

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

“The proposed Center Market is needing to expand their facilities to improve product display, storage area, cooler capacity, toilet room and office improvements. The adjacent lot has been purchased to provide space for the expansion. On the adjacent lot is an old stick-built house and an attached single car garage, which has a Historical-B designation. At some point it has had a change of occupancy and became an office building.

The Center Market is proposing to expand the sales area towards the office building requiring the single car garage to be removed on the East elevation. The garage is not part of the original construction of the main building. Its flat roof doesn’t relate to the gabled roofs of the main house, dormers, or front porch. Also, the top of garage roof also encroaches the main residence East windows. We will also be adding storage, office, toilet room within the backyard of the office building lot.

The glazed front door and two adjacent relites are needing to be modified to provide separate entries for the facility. The double doors will be centered on the gabled roof porch with the centered solid wall between the doors sided to match existing.

At the back of the house, NE Corner, six existing windows are being filled in and sided with siding to match existing and the back door is being replaced with a double hung window. This was done to make the interior more usable for the separate spaces being created and accessed from the new double front doors.

All original single pane wood windows are going to be replaced with similar wood replacement windows with double pane glazing, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. Window trims and siding to be maintained.”

The applicant is requesting approval of the design to:

- 1) Demolish the single car garage and install siding and trim to match the existing siding.
- 2) Replace the single glazed front door and relites with double front doors centered on the gabled roof porch.
- 3) Fill in six existing windows on the rear corner of the home with siding matching the original siding, and replace a side door with a double-hung wood window.
- 4) Replace all the windows with similar wood replacement windows with double pane glazing. Window grids to match existing historic grids in count and proportion. This includes replacing recently installed vinyl windows recently installed with wood windows matching the original windows.

The applicant provided mockups of their proposal provided below.



## Exhibit 2. Home Elevations with Requested Alterations

### Alteration #1 – Demolition of Garage

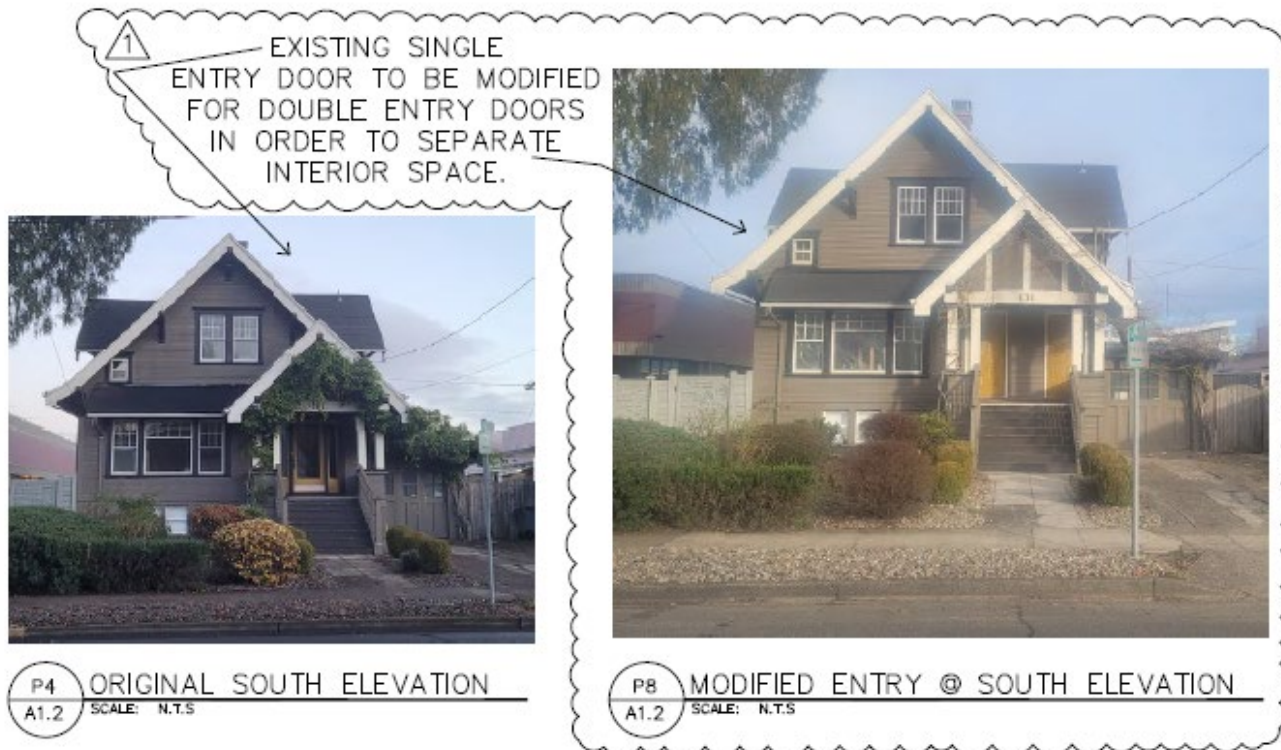


P6  
A1.2 ENLARGED SE CORNER—FRONT OF GARAGE  
SCALE: N.T.S.



P7  
A1.2 HISTORICAL HOUSE NE CORNER – B.O. GARAGE  
SCALE: N.T.S.

### Alteration #2 – Replacement of single front door with two relites with two separate doors



P4  
A1.2 ORIGINAL SOUTH ELEVATION  
SCALE: N.T.S.

P8  
A1.2 MODIFIED ENTRY @ SOUTH ELEVATION  
SCALE: N.T.S.

Alteration #3 – Fillin six windows on the NE corner of the home and replace side door with a wood double-hung window.





Alteration #4 – Replace remaining windows with wood windows with matching grids to existing

3 EXISTING SINGLE PANE  
WOOD WINDOWS TO BE  
REPLACED WITH ENERGY  
EFFICIENT DOUBLE PANE  
WOOD WINDOWS, SERIES 400  
ANDERSON WOODRIGHT INSERT  
WINDOWS, TO MATCH EXISTING  
GRILLE AND SASH  
CONFIGURATIONS..  
TRIMS BEING MAINTAINED  
WITH WINDOW UNITS BEING  
INSERTED INTO EXISTING  
OPENINGS.



P9 HISTORICAL HOUSE –SW CORNER  
A1 3 SCALE N.T.S



**Discussion:**

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.

This applicant was reported to the Planning Division for making changes to a historic structure without a Certificate of Alteration Approval. The applicant was contacted by code enforcement and the exterior work was put on hold. The application before you is for changes to the historic structure and not for the proposed commercial expansion, although the committee may find the proposed commercial expansion material to the economic case of one of the alterations. 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:

**17.65.060(B) Exterior Alteration or Remodeling**

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.

### **Summary of Proposal and Staff-Recommended Findings**

Overall, with the exception of the front door replacement 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 removal is proposed on a non-primary building elevation, which will be discussed in more detail below. The proposed demolition of the garage is supported by the significant difference in style, the conflict with the home windows near the garage roofline, and the comment in survey sheet.

Staff finds that the major components of the Certificate of Approval for Alteration request that are in question are the replacement of the wooden front door and side lights, and lesser so, the removal of wood windows at the rear corner of the structure.

The proposed material and style of the front doors 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 and more recent photos. While the applicant has provided testimony that the front door change was necessary for the continued use of the building, they do not provide any context on why this was the only or best solution. 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 proposed doors are not wood and are not a compatible style for this historic resource. While staff recommends the return to a compatible single front door with side lights, the committee may have alternative designs or door layouts that they would consider. Staff wishes to emphasize that compatibility is the standard and the standard is not necessarily identical or "most historically accurate". The applicant may wish to take some time to propose a compatible alternative to be reviewed by the chair and staff or by the whole committee at a future meeting. The applicant may wish to get a feel from the committee about what types of designs are likely to be found compatible.

The requested window alteration involves the deletion and siding over the openings of 6 existing windows. Five of them appear to have been wood and one appears to have been vinyl. For clarity, this change has already been done to the structure before work was halted on the site. Staff would suggest that the Historic Landmarks Committee consider whether the deletion is 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: Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

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.

While the guidelines do not directly address the alteration at hand some guiding principle can be distilled from them. The proposed window alteration will occur on a rear corner elevation that is not readily visible from the street, and is not a prominent elevation, and the new siding will match the existing siding of the home. The “Recommended” guideline above states that window alterations 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 support the removal of the window openings. 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”.

The replacement of the existing windows with wood windows of matching grid patterns is consistent with the Secretary of Interior Standards. The wood window replacements will also be used to replace windows that are currently vinyl, and recently installed, in the home.

If the sole motivation for the demolition of the garage is to make room for the expansion of the Center Market, staff suggests delaying the demolition until the applicant has an approved building permit that conflicts with the current location of the garage. This will avoid an outcome where the garage is demolished but the proposed development does not occur.

### **Committee Options:**

- 1) Close the public meeting and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public meeting to a specific date and time.
- 3) Close the public meeting 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 deletion and

residing is found to meet the applicable Secretary of the Interior Standards, as discussed in more detail above.

Staff has prepared a decision document that assumes alteration #4 is found to meet the applicable standards. Changes to the decision document will be made, if needed, to reflect the committee's decision. Below are suggested conditions of approval. The staff-suggested conditions assume a single front door with side lights. Final condition of approval to reflect the committee decision.

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

1. That replacement exterior siding be wood and match the existing siding on the home.
2. That replacement windows are wood exterior and mirror the style of historic windows on the home matching the original grid patterns.
3. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.
4. Applicant to obtain an approved building permit within the footprint of the garage before demolition of the garage.
5. Applicant to return the front entrance to a single door with two side lights. Replacement door to be wood with large single glazing matching the original door style. Side lights are also to be wood framed. Compatibility of the door to be reviewed by the HLC chair before installation.
6. Building permits are required for the suggested work and must be obtained along with all other required state and local permits. Any changes to the design required by building code to be review by the HLC chair and staff.

If the Historic Landmarks Committee finds that deletion of the rear corner windows and residing 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. Also, that the committee decide what design the corner needs to be returned to to meet the applicable standards. 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.

Similarly, if the applicant wishes to add to their application or to provide alternative designs for committee review staff recommends that the committee continue the application to a future meeting to provide the needed time.

#### **MOTION FOR APPROVAL OF HL 5-24:**

**BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVES HL 5-24, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.**

#### **MOTION FOR CONTINUATION TO UPDATE FINDINGS OF HL 5-24:**

---

**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 5-24 TO A COMMITTEE MEETING ON [ENTER A DATE FOR FUTURE COMMITTEE MEETING].**

**MOTION FOR CONTINUATION TO ALLOW APPLICANT TO AMMEND APPLICATION HL 5-24:**

**AT THE REQUEST OF THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE CONTINUES HL 5-24 TO A COMMITTEE MEETING ON [ENTER A DATE FOR FUTURE COMMITTEE MEETING].**



**DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF ALTERATIONS TO A HISTORIC LANDMARK**

<b>DOCKET:</b>	HL 5-24 (Certificate of Approval for Alteration)
<b>REQUEST:</b>	Approval of alterations to an existing historic resource that is listed on the McMinnville Historic Resources Inventory as a "Significant" historic resource (resource number B332). The proposed alterations are the demolition of the garage, the replacement of the front door with two separate front doors, the replacement of multiple windows on the front, side, and rear of the house, the replacement of a side door with a window, and the siding over of multiple windows on the side and rear of the building.
<b>LOCATION:</b>	131 NE 5 <sup>th</sup> Street – Tax Lot: R4420-AD-03200
<b>ZONING:</b>	C-3 (General Commercial)
<b>APPLICANT:</b>	Center Market
<b>STAFF:</b>	Matthew Deppe, Associate Planner
<b>DATE DEEMED COMPLETE:</b>	April 7, 2025
<b>HEARINGS BODY &amp; ACTION:</b>	McMinnville Historic Landmarks Committee
<b>HEARING DATE &amp; LOCATION:</b>	April 24, 2025, Kent Taylor Civic Hall - 200 NE 2 <sup>nd</sup> St.
<b>PROCEDURE:</b>	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.
<b>CRITERIA:</b>	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.
<b>APPEAL:</b>	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. That deadline is August 5, 2025.

**COMMENTS:**

This matter was referred to the following public agencies for comment: McMinnville Fire District, 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; Verizon Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

## DECISION 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 5-24), **subject to conditions**.

## APPROVAL WITH CONDITIONS

Historic Landmarks Committee: \_\_\_\_\_  
Mary Beth Branch, Chair

Date: \_\_\_\_\_

Planning Department: \_\_\_\_\_  
Heather Richards, Community Development Director

Date: \_\_\_\_\_

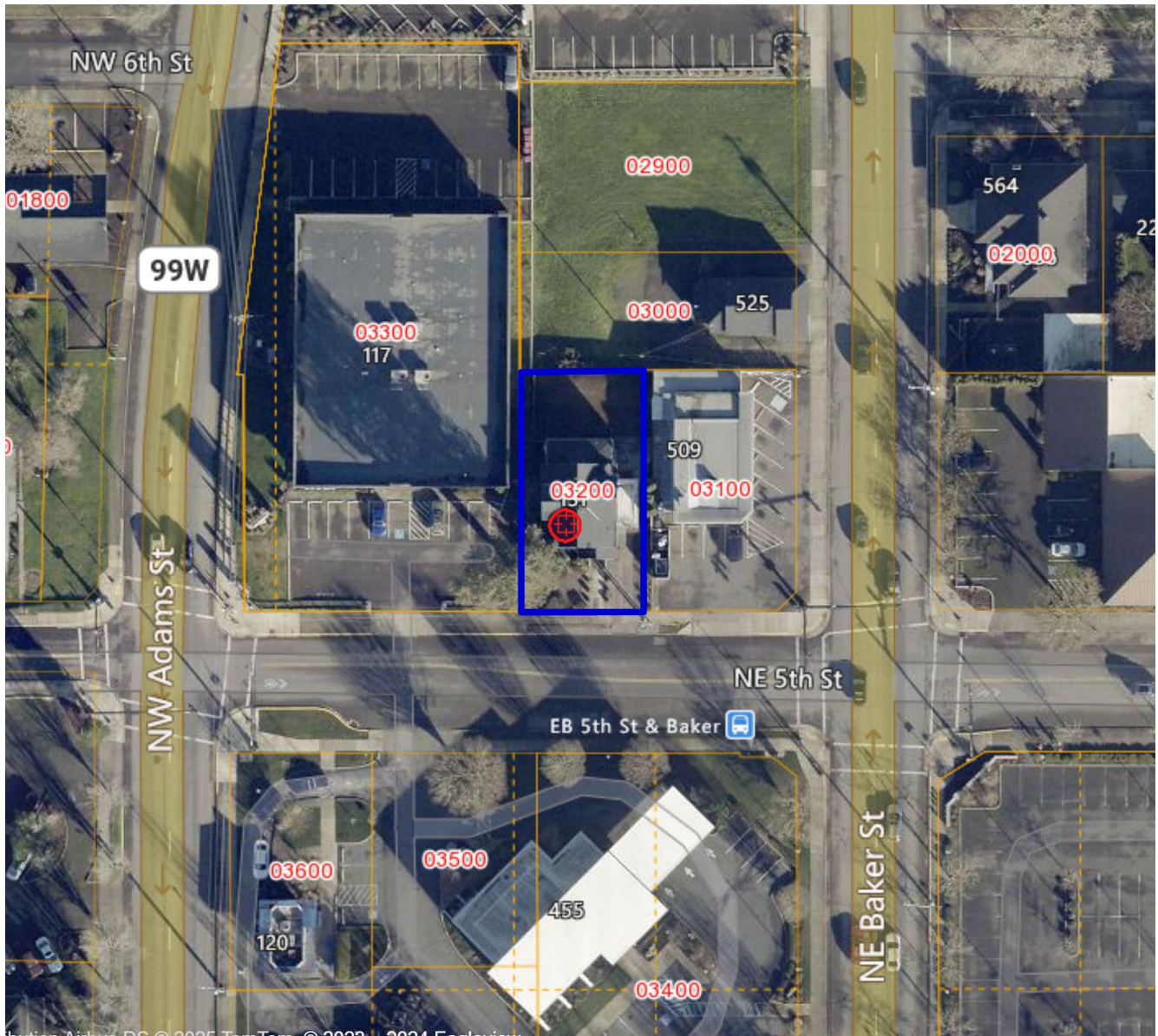
## **I. APPLICATION SUMMARY:**

The applicant has provided information in their application 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 requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

### ***Subject Property & Request***

The subject property is located at 131 NE 5<sup>th</sup> Street. The property is identified as Tax Lot: R4420-AD-03200.

**Figure 1. Vicinity Map**



The existing building on the subject property is listed on the Historic Resources Inventory as a “Significant” resource (resource number B332).

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

Proposed modifications

- 1) Demolish the single car garage and install siding and trim to match the existing siding.
- 2) Replace the single glazed front door and relites with double front doors centered on the gabled roof porch.
- 3) Fill in six existing windows on the rear corner of the home with siding matching the original siding, and replace a side door with a double-hung wood window.
- 4) Replace all original single pane wood windows with similar wood replacement windows with double pane glazing. Window grids to match existing historic grids in count and proportion. This includes replacing recently installed vinyl windows recently installed with wood windows matching the original windows.

This application is not a review of the proposed commercial expansion of the Center Market building. Historic preservation code does not govern any alterations outside of the historic resource itself. In this case that is the existing home and not the property that the home is on. Any expansion of the Center Market building, including design review, to be reviewed in the standard building permit process.

## **Background**

### **Summary of Criteria & Issues**

The application (HL 5-24) is subject to the Certificate of Approval for Alteration review criteria in Section 17.65.060(B) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Certificate of Approval for Alteration requests, in Section 17.65.060(B) of the McMinnville Zoning Ordinance, 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 replacement exterior siding be wood and match the existing siding on the home.
2. That replacement windows are wood exterior and mirror the style of historic windows on the home matching the original grid patterns.
3. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.
1. Applicant to obtain an approved building permit within the footprint of the garage before demolition of the garage.
2. Applicant to return the front entrance to a single door with two side lights. Replacement door to be wood with large single glazing matching the original door style. Side lights are also to be wood framed. Compatibility of the door to be reviewed by the HLC chair before installation.
3. Building permits are required for the suggested work and must be obtained along with all other required state and local permits. Any changes to the design required by building code to be review by the HLC chair and staff.

## **III. ATTACHMENTS:**

1. HL 5-24 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 District, 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, Verizon Communications, Comcast, Northwest Natural Gas. The following comments were received:

- No comments as of 4/16/2025

## Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of this report drafting March 18, 2025, no public testimony had been received by the Planning Department.

## **V. FINDINGS OF FACT - PROCEDURAL FINDINGS**

1. The applicant submitted the Certificate of Alteration application (HL 5-24) on December 5, 2024.
2. On January 3, 2025 the applicant requested that the review period be extended by two weeks until Friday January 17<sup>th</sup>.
3. On January 17, 2025 the applicant requested that the review period be extended by two weeks until Friday January 31<sup>st</sup>.
4. On January 31, 2025 the application was deemed incomplete, and the applicant was requested to provide additional information.
5. On April 7, 2025 the applicant provided additional information, and the application was deemed complete.
6. The applicant did send application materials to the Planning Division on March 10, March 24, and April 1. However, the attachments were too large to be accepted by the system, and the notification informing the applicant that the attachments were too large was itself rejected by their email server. So neither party was aware that the message did not go thru. City Information Services is working on an internal alert that will make the city aware of rejection notifications that are rejected so that at least one party is aware of the issue. To the city's knowledge this has not occurred before now.
7. On April 7 the applicant sent an email to the Planning Division without attachments and the issue was discovered. The application was immediately reviewed and deemed complete.
8. Based on that date, the 120-day land use decision time limit expires on August 5, 2025.
9. 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 District, 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, Verizon Communications, Comcast, Northwest Natural Gas.  
  
Comments received from agencies will be addressed in the Decision Document.
10. Notice of the application and the April 24, 2025, 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 10, 2025.

11. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
12. On April 24, 2025, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

## **VI. FINDINGS OF FACT – GENERAL FINDINGS**

1. **Location:** 131 NE 5<sup>th</sup> Street; Tax Lot: R4420-AD-03200
2. **Size:** 5,278 sf (lot).
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** N/A.
6. **Current Use:** Offices
7. **Inventoried Significant Resources:**
  - a. **Historic Resources:** Historic Resources Inventory – Resource Number B332.
  - b. **Other:** None
8. **Other Features:** N/A
9. **Utilities:**
  - a. **Water:** Water service is available to the subject site.
  - b. **Electric:** Power service is available to the subject site.
  - c. **Sewer:** Sanitary sewer service is available to the subject site.
  - d. **Stormwater:** Storm sewer service is available to the subject site.
  - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The site is adjacent to NE 5<sup>th</sup> Street a minor collector in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for those streets as 56/66 feet. City right of way is 60 feet along this property.

## **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), 17.59.040, 17.59.070 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 office building was historically a residence in a residential zone, but since has become a commercial zone. The Center Market expansion is increasing the commercial zone density by utilizing the residential side and backyard of the converted commercial office building. This would be in line with the Comprehensive Plans intent to increase the commercial buildings and density within the commercial zone.

**FINDING: NOT SATISFIED.** While some of the alterations proposed would preserve the historic significance of the historic resource while increasing the energy efficiency of the house, the applicant is also proposing changes to the exterior of the historic resource that would alter or remove structures or objects of historical significance to the City of McMinnville.

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

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

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

**APPLICANT’S RESPONSE:** None.

**FINDING: SATISFIED.** The process for a 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.

### **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 filed an application and request for approval of proposed alterations to the resource 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: NOT 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 proposed Center Market will be using the residential side and backyards for the expansion of the quick-stop. The historic building will be maintained as such, primarily. Due to the need for separate entrances for how the interior is being utilized, the glazed front door and

relites are being replaced with two doors centered on the porch. The building spaces will be used to provide support for the adjacent market.

The glazed front door and two adjacent relites are needing to be modified to provide separate entries for the facility. The double doors will be centered on the gabled roof porch with the centered solid wall between the doors sided to match existing.

The garage is not part of the original construction of the main building. Its flat roof doesn't relate to the gabled roofs of the main house, dormers, or front porch. Also, the top of garage roof also encroaches the main residence East windows.

At the back of the house, NE Corner, six existing windows are being filled in and sided with siding to match existing and the back door is being replaced with a double hung window. This was done to make the interior more usable for the separate spaces being created and accessed from the new double front doors.

All original single pane wood windows are going to be replaced with similar wood replacement windows with double pane glazing, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. Window trims and siding to be maintained.

**FINDING: SATISFIED WITH CONDITION #5.** Alteration #2 does not maximize the retention of distinctive materials, features, or special relations by replacing the front door. Returning the door to the original style with a compatible door will meet this requirement.

**FINDING: SATISFIED.** Alteration #1, #3, and #4 do not alter distinctive materials and features since: the garage does not appear to be part of the original construction of the home (see 1980s survey sheet), the rear windows cannot be seen readily from the street, and the replacement windows will be wood and maintain the existing grid patterns.

Demolition of the garage does not, in itself, change how the historic resource can or will be used. Historic preservation does not govern the property that the historic resource is located on.

**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 proposed Center Market will require the removal of the single car garage, which is not part of the original historic house construction. The exposed portion of the structure will be rehabilitated to match the original conditions in the siding, trim, and accents.

Due to how the interior is being utilized, separate entrances are needed. The existing glazed front door and relites are being replaced with two doors with a sided portion of solid wall between all centered on the existing porch.

The windows being removed and door being replaced are at the NE corner will not directly be seen from the adjacent rights-of-way.

The replacement energy efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing, which will maintain the historical character.

The glazed front door and two adjacent relites are needing to be modified to provide separate entries for the facility. The double doors will be centered on the gabled roof porch with the centered solid wall between the doors sided to match existing.

**FINDING: SATISFIED.** Alterations #1 and #4 are seeking to either remove nonhistorical elements of the home (garage) or to replace original wood windows with wood windows matching the existing. Alteration #3 is not readily visible from the street and therefore does not contribute significantly to the historic character of the resource.

**FINDING: SATISFIED WITH CONDITION #5.** Alteration #2, are seeking to replace the wooden door and two adjacent relites. Removal of these intact historic materials are to be avoided. Returning the door to the original style with a compatible door will meet this requirement.

**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.*

**FINDING: SATISFIED.** No work is being proposed to stabilize, consolidate, or conserve the existing historic materials and features.

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

**FINDING: SATISFIED.** Proposed alterations are not affecting features any party has claimed have acquired historic significance in their own right.

**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 proposed Center Market will require the removal of the single car garage, which is not part of the original historic house construction. The exposed portion of the structure will be rehabilitated to match the original conditions in the siding, trim, and accents.

Due to how the interior is being utilized, separate entrances and more solid wall space are needed. The existing glazed front door and relites are being replaced with double doors that will be centered on the porch as well, with centered solid wall between doors sided to match existing.

The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.

**FINDING: SATISFIED.** Alteration #1 and #4 are either removing materials not original to the historic structure or replacing wood windows with wood windows and matching grids. Alteration #3 is not characterizing the property since it is not readily visible from the street.

**FINDING: SATISFIED WITH CONDITION #5.** Alteration #2 has distinctive materials and features that characterize the property. Historically replacement doors and windows have been restricted to like-for-like in material and in style. Returning the door to the original style with a compatible door will meet this requirement.

**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 rehabilitated materials on the single car garage side of the structure will utilize the same materials, design, color, and texture as the original historic residence.

The replacement front double doors will have a solid portion of wall between, which will be sided to match existing.

The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.

**FINDING: SATISFIED WITH CONDITION #5.** Some materials and features have already been removed without evaluation of their existing condition. Returning the door to the original style with a compatible door will meet this requirement.

**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.*

**FINDING: NOT APPLICABLE.** No chemical treatments are proposed.

**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.*

**FINDING: SATISFIED WITH CONDITION OF APPROVAL NO. 3:** Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.

**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 Guidelines for the Historic Preservation will be referenced to ensure the rehabilitation is consistent with them.

-Building Exterior: Wood- The replacement siding and trims will be replaced to match existing.

-Building Exterior: Roofs- The garage flat roof is being removed and the gable roof, porch and dormer to be maintained.

-Building Exterior: Windows- Where garage is being removed, the windowsills to be replaced to match the other existing windows. Where the windows are being removed the replacement siding will match existing. Where the back door is being replaced with a double hung window. The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.

-Building Exterior: Entrances and Porches- Due to how the interior is being utilized, separate entrances are needed. The existing glazed front door and relites are being replaced with two doors with a sided portion of solid wall between all centered on the existing porch.

**FINDING: NOT SATISFIED FOR ALTERATION #3.** The Secretary of the Interior's Standards for the Treatment of Historic Properties 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."

**FINDING: SATISFIED WITH CONDITION #5 FOR ALTERATIONS #2**

**FINDING: SATISFIED FOR ALTERATIONS #1 and #4**

**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 historic residential building will be used as it was originally zoned and building type designated. The Center Market expansion will not disturb the historic character of the main elevation along 5th street as it is set back and not in the same plane as the historic building.

The existing glazed door and relites were used to access the house as one space. Now there is a need to create two separate interior spaces with their own front door access. The modifications will enhance the energy efficiency of the structure and provide spaces to support the adjacent Center Market.

The proposed Center Market is needing to expand their facilities to improve product display, storage area, cooler capacity, toilet room and office improvements. The adjacent lot has been purchased to provide space for the expansion. On the adjacent lot is an old stick-built house and an attached single car garage, which has a Historical-B designation. At some point it has had a change of occupancy and became an office building.

The Center Market is proposing to expand the sales area towards the office building requiring the single car garage to be removed on the East elevation. The garage is not part of the original construction of the main building. Its flat roof doesn't relate to the gabled roofs of the main house, dormers, or front porch. Also, the top of garage roof also encroaches the main residence East windows. We will also be adding storage, office, toilet room within the backyard of the office building lot.

**FINDING: SATISFIED.** Alteration #1. Since the garage is not original to the structure the economic case is not relevant.

**FINDING: SATISFIED WITH CONDITION #5.** Alteration #2. The case is not clear that an exterior modification was the only viable path to meet the new use of the resource described. Applicant could provide additional information clarifying this issue. Without addition information and committee approval of a different design returning the door to the original style with a compatible door will meet this requirement.

**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 is in its style and construction type seen from the adjacent street and sidewalk. It will still call back to a time when this area was a residential area near the compact city center and county buildings, while allowing the commercial zone to be enhanced with a modern facility.

**FINDING: SATISFIED.** The resource overall is being preserved representing a time when this area was residential use.

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

**APPLICANT'S RESPONSE:** The physical condition of the historic resource will be put back to its original state with the removal of the single car garage addition. With Center Market addition

utilizing similar siding and trim, and it being setback from the south elevation of the historic office building, the visual impact on the main elevation will be minimized.

The expansion of the Center Market will block the view of the NE Corner where the windows are being removed, and with the desired density of the commercial zone, the historic imagery will still be maintained.

The separate entrance doors and siding infill replacing the existing glazed front door and relites are centered on the existing gable roof porch and finished to be like the existing. It will provide a similar look to the original building while providing separate, secure entrances.

**FINDING: SATISFIED** While some historic features are proposed for alteration the overall project ensures the ongoing general presentation of the historic resource, as a former residential use, going into the future. Ensuring some reference to the past use of the area while other properties are being developed.

#### **17.65.070 Public Notice.**

- A. *After the adoption of the initial inventory, all new additions, deletions, or changes to the inventory shall comply with subsection (c) of this section.*
- B. *Any Historic Landmarks Committee review of a Certificate of Approval application for a historic resource or landmark shall comply with subsection (c) of this section.*
- C. *Prior to the meeting, owners of property located within 300 feet of the historic resource under consideration shall be notified of the time and place of the Historic Landmarks Committee meeting and the purpose of the meeting. If reasonable effort has been made to notify an owner, failure of the owner to receive notice shall not impair the validity of the proceedings*

**APPLICANT'S RESPONSE:** None.

**FINDING: SATISFIED.** Notice of the Historic Landmarks Committee's consideration of the Certificate of Approval application was mailed to property owners located within 300 feet of the historic resource. A copy of the written notice provided to property owners is on file with the Planning Department.

#### **17.72.020 Application Submittal Requirements.**

*Applications shall be filed on forms provided by the Planning Department and shall be accompanied by the following;*

- A. *A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)*
- B. *An explanation of intent, nature and proposed use of the development, and any pertinent background information.*
- C. *Property description and assessor map parcel numbers(s).*
- D. *A legal description of the property when necessary.*
- E. *Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.*
- F. *Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.*
- G. *Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.*

**APPLICANT'S RESPONSE:** This submittal includes the required materials.

**FINDING: SATISFIED.**





Historic Resources Survey  
City of McMinnville  
Yamhill County, Oregon



Site No. 6.9 Aerial Map J-10  
Block -- Lot --  
Addition --  
Tax Lot 4420 AD 3200  
Address 131<sup>NE</sup> E. 5th  
Common Name O'dell House  
Historic Name --  
Present Owner H. A. S. & Madeline Odell  
H. A. Odell, Robert 373, Mac ok  
Present Use Residence  
Original Use Residence  
Builder or Architect Unknown  
Outbuildings None  
Date of Construction Between 1912 - 28  
-Condition Assessment on Reverse Side-

B332

C-3

Statement of historical significance and description of property:

A two-story bungaloid with bellcast gable roof with roof brackets under raketwo gabled dormers with brackets under rake. Each dormer has two double-hung sash windows with cornice molding. A bay on the west side has three windows, one over one double-hung sash. The front window is protected by a

The basement is half daylight with wood water table. The siding is Bevel with corner boards. There is a central chimney. The entrance is within a gabled off-center porch. The door is a full window with full length sidelights. The porch gable is decorated with verticle boards and stucco, to simulate half timbering. A flat-roofed attached garage may have been added later. A harmonious addition to the back of the house was done in 1940 by Bill Odell. The dining room ceiling has exposed wood beams.

Rhonda Feno  
10170 NW Hwy 99W  
Mac

Condition of structure:

  X   A Excellent

       B Good

- 1. Slight damage to porch steps.
- 2. Small cracks in walls, chimneys.
- 3. Broken gutters or downspouts.
- 4. In need of paint.

       C Fair

- 1. Holes in walls.
- 2. Open cracks.
- 3. Missing material in small area.
- 4. Rotten sills or frames.
- 5. Deep wear on stairs.
- 6. Poor or no foundation.

       D Poor

- 1. Sagging walls or roof.
- 2. Holes, open cracks, missing material over large areas.
- 3. Unrepaired storm or fire damage.

Recorded by   Marietta Rankin   Date   May 5, 1980  

Sources Consulted:

Sanborne Maps 1912, p.7  
                  1928, p. 10

# Historic Landmark Alteration Information & Submittal Requirements



Planning Department  
231 NE Fifth Street • McMinnville, OR 97128  
(503) 434-7311 Office • (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## Overview

The City of McMinnville recognizes that certain districts, buildings, and sites in the city have special historic, architectural, or cultural significance. These districts, buildings, and sites give the community character and beauty and provide a visual record of McMinnville heritage. The preservation of these structures and areas is important for the education, enjoyment, and pride of the citizens of McMinnville.

The City of McMinnville has an adopted Historic Resources Inventory, which is a local inventory of historic buildings and sites that have been deemed to be historically, architecturally, or culturally significant to the history of McMinnville. Well over 500 sites and/or buildings are included on the Historic Resources Inventory. Each building or site on the Historic Resources Inventory is considered either a “historic landmark” or a “historic resource”, depending on its level of significance. Prior to beginning any construction or maintenance project, property owners with a potentially historic building or site are encouraged to contact the McMinnville Planning Department to determine whether their building or property is listed on the Historic Resources Inventory.

In order to encourage the preservation of historic buildings and sites, the City adopted a Certificate of Approval process that applies to most changes to buildings or properties that are listed on the Historic Resources Inventory. The Certificate of Approval process ensures that changes to historic sites and structures are consistent with required historic preservation design standards and guidelines.

A Certificate of Approval is required prior to any of the following actions:

- A. The alteration, demolition, or moving of any historic landmark, or any resource that is listed on the National Register for Historic Places;
  - 1. Accessory structures and non-contributing resources within a National Register for Historic Places nomination are excluded from the Certificate of Approval process.
- B. New construction on historical sites on which no structure exists;
- C. The demolition or moving of any historic resource.

## Application Submittal

The following materials must be provided at the time of submittal, or the application will not be accepted for processing.

- ☒ A completed Certificate of Approval application form;
- ☒ A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), including the following information:
  - Name of owner;
  - Address of site;
  - Lot dimensions;

- The outline and location of existing structures;
- The distance of all existing structures from existing property lines;
- Location, names, and existing widths (right-of-way) of streets and access easements;
- The outline and location of any proposed building alteration, addition or new construction;
- The outline and location of any proposed building demolition. If only a portion of a building is to be demolished, highlight that area to be demolished; and
- Signs, exterior lighting, and other appurtenances such as walls, fences, and awnings.

☒ Architectural drawings, including elevations showing any proposed alteration. The elevations shall include colors and descriptions of the proposed finish material.

☒ Photographs and/or drawings of the existing structure.

## Review Process

The review process described below is provided in more detail in Chapter 17.65 (Historic Preservation) of the McMinnville Zoning Ordinance.

### Exterior Alteration or Remodeling (Section 17.65.060)

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. An alteration is defined as: "The addition to, removal of, removal from, or physical modification and/or repair of any exterior part or portion of an historic resource that results in a change in design, materials or appearance. Painting, reroofing, and general repairs are not alterations when the new materials and/or colors match those already in use."

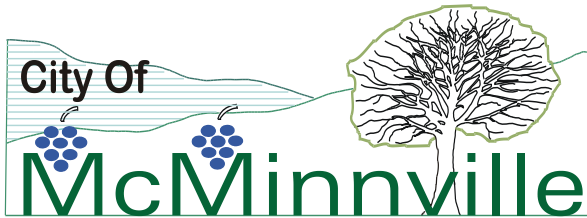
If the proposed activities are found to be an alteration by the Planning Director, the Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be 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.

The Historic Landmarks Committee shall base its 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.





**Planning Department**

231 NE Fifth Street • McMinnville, OR 97128

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

[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

**Office Use Only:**

File No. \_\_\_\_\_

Date Received \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_

Received by \_\_\_\_\_

## Certificate of Approval (Alteration)

### **Applicant Information**

**Applicant is:** ☐ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other \_\_\_\_\_

Applicant Name Center Market Phone 503-480-5121

Contact Name Amrit Singh Phone \_\_\_\_\_  
(If different than above)

Address 1772 Center St NE

City, State, Zip Salem, OR 97301

Contact Email asingh@centermarket.com

### **Property Owner Information**

Property Owner Name Same as above Phone \_\_\_\_\_  
(If different than above)

Contact Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Contact Email \_\_\_\_\_

### **Site Location and Description**

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

Property Address 131 NE 5th Street

Assessor Map No. R4 4 4 20AD 03200 Total Site Area 5,278 sf

Subdivision Township 4S Range 4W Section 20 Qtr A Qtr D Block \_\_\_\_\_ Lot 03200

Comprehensive Plan Designation Commercial Zoning Designation C-3


1. What is the classification of the historic building? Resource B-332
2. Architect Name Gerber Architect llc Phone 503-459-7737  
(Engineer or Other Designer)  
Contact Name Stephen Gerber Phone \_\_\_\_\_  
Address 9340 SW Youngberg Hill Road  
City, State, Zip McMinnville, OR 97128  
Contact Email sgerber@gerberarch.com
3. Contractor Name TBD Phone \_\_\_\_\_  
Contact Name \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Contact Email \_\_\_\_\_
4. The existing use of the property. Office building
5. The intended use of the property. Office building
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.**

  
\_\_\_\_\_  
Applicant's Signature

11/15/2024

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner's Signature

11/15/2024

\_\_\_\_\_  
Date



# CENTER MARKET McMINNVILLE

## SITE DEVELOPMENT - HISTORICAL LANDMARK ALTERATION REVIEW

NE 5th & BAKER STREETS  
McMINNVILLE, OREGON 97128

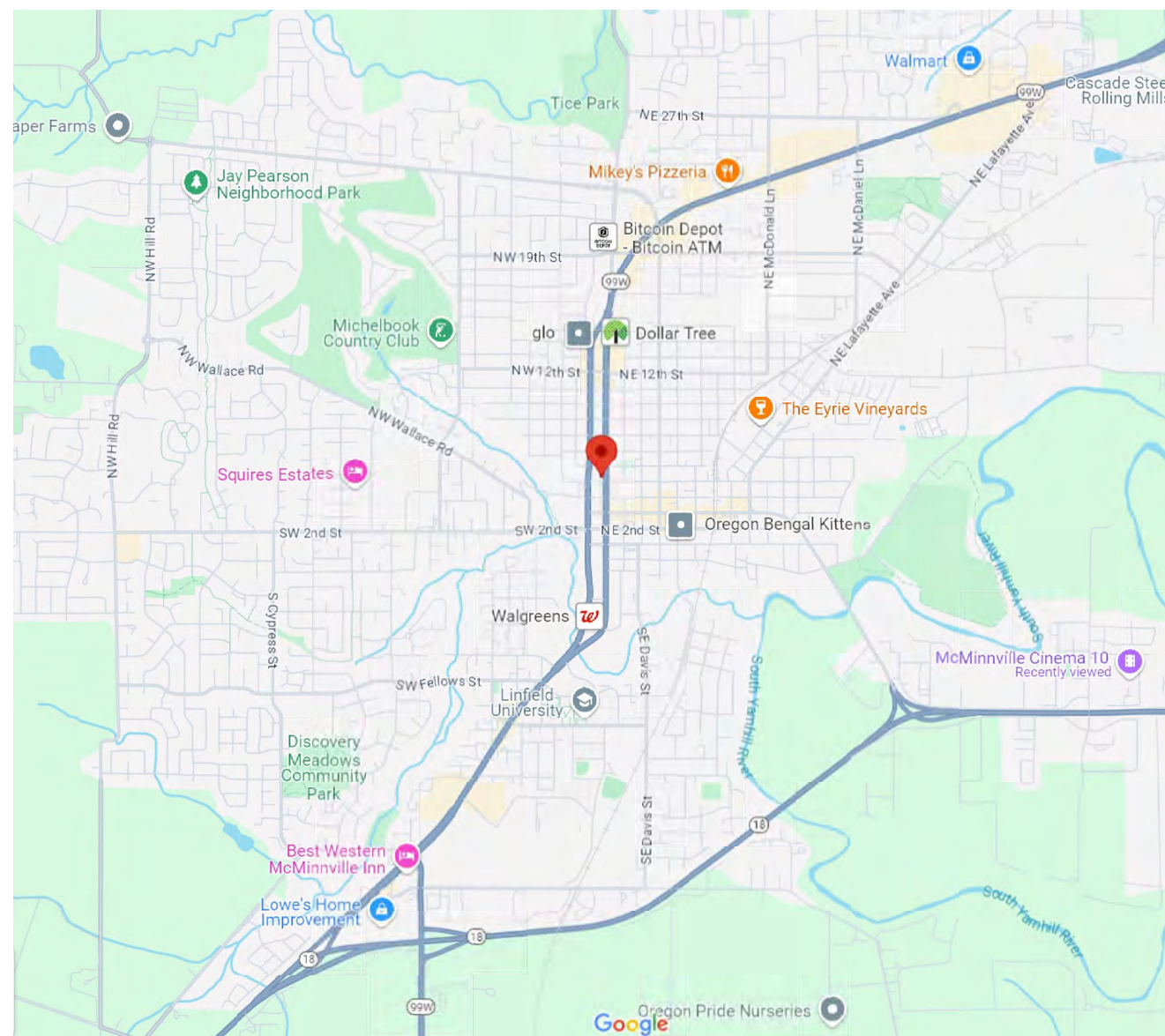
OWNER:  
CENTER MARKET  
1772 CENTER STREET NE  
SALEM, OR 97301  
REP: AMRIT SINGH  
DIRECTOR OF OPERATIONS  
(O) 503.480.5121  
asingh@centermarket.com

ARCHITECT:  
STEPHEN GERBER  
9340 SW YOUNGBERG HILL RD  
McMINNVILLE, OR 97128  
T (503) 459-7737  
sgerber@gerberarch.com  
Contact: STEPHEN GERBER

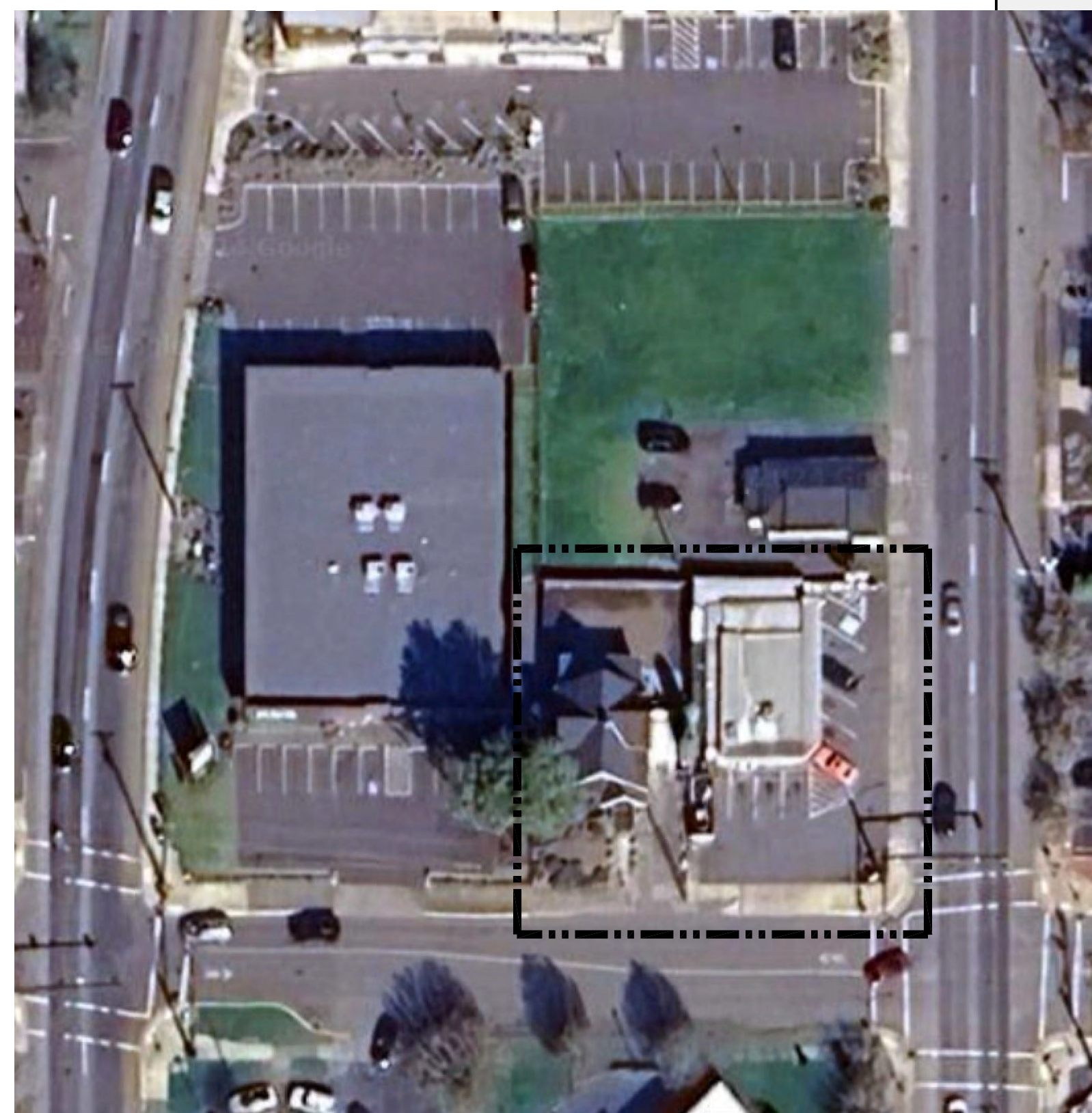
### DRAWING INDEX

A0.0 COVER SHEET/ARIEL PHOTO/VICINITY PLAN/ASSESSORS MAP  
A1.1 EXISTING SITE PLAN  
A1.2 EXISTING FLOOR PLAN AND SITE/BUILDING IMAGES  
A1.3 SITE/BUILDING IMAGES  
A2.1 PROPOSED SITE PLAN  
A2.2 PROPOSED FLOOR PLANS/ SECTION / ELEVATIONS

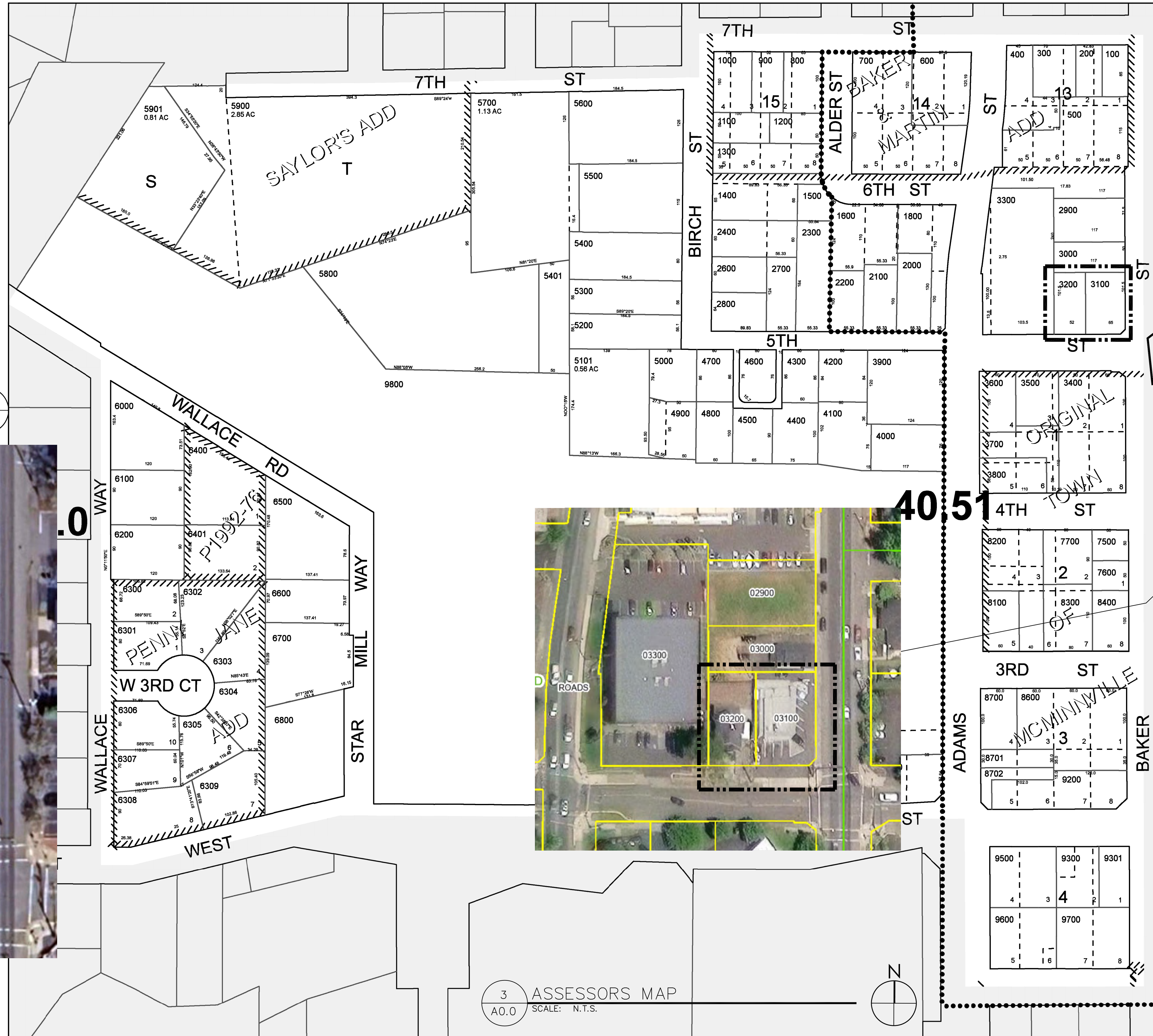
### GENERAL NOTES



1 VICINITY MAP  
A0.0 SCALE: SEE GRAPHIC SCALE



2 PROPERTY ARIEL  
A0.0 SCALE: SEE GRAPHIC SCALE



3 ASSESSORS MAP  
A0.0 SCALE: N.T.S.



ASSESSMENT & TAX  
CARTOGRAPHY

S.E. 1/4 N.E. 1/4 SEC. 20 T. 4S. R. 4W. W.M.  
YAMHILL COUNTY OREGON  
1" = 100'

CENTER MARKET  
5th ST. & BAKER ST.  
McMINNVILLE, OR 97128  
C-3 ZONE

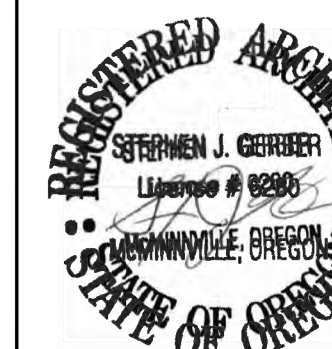
#### CANCELLED TAXLOTS:

9400  
9100  
9000  
8900  
8800  
8500  
8201  
8101  
8000  
7900  
7800  
5100  
3801  
3701  
2500  
1900  
1700

DATE PRINTED: 7/28/2020

This product is for Assessment and Taxation (A&T) purposes only  
and has not been prepared or is suitable for legal, engineering,  
surveying or any purposes other than assessment and taxation.

4 4 20AD



CENTER MARKET McMINNVILLE  
CoM - HISTORICAL LANDMARK ALTERATION REVIEW  
5th STREET & BAKER STREET, McMINNVILLE - OREGON  
COVER SHEET / DRAWING INDEX / VICINITY MAP

Revisions:  
Date: ADDENDUM 1 Issued For: 1-14-25  
ADDENDUM 2 1-31-25  
ADDENDUM 3 3-10-25

Date: NOVEMBER 19, 2024


Issued For:  
CoM HISTORICAL LANDMARK  
ALTERATION REVIEW


Job No: GA-2024-C004


A0.0  
HISTORICAL REVIEW SET





LEGEND


 SANITARY SEWER MANHOLE


 STORM DRAINAGE MANHOLE


 STORM DRAINAGE CATCH BASIN


 STREET STORM DRAINAGE CATCH BASIN


 FIRE HYDRANT


 WATER METER


 WATER VALVE


 SPRINKLER/HOSE BIB


 TRAFFIC SIGNAL POLE


 TRAFFIC SIGNAL BOX


 BUSINESS SIGN


 ELECTRIC BOX/METER


 POWER POLE


 LIGHT POLE


 RAILROAD SIGNAL POLE


 RAILROAD CROSSING ARM


 RAILROAD SIGNAL BOX


 GUY WIRE


 GAS VALVE


 GAS METER


 TELEPHONE PEDESTAL


 TELEPHONE MANHOLE


 SIGN


 MAIL


 BOLLARD


 DECIDUOUS TREE W/ CALIPER IN INCHES


 CONIFER TREE


 WATTLES EROSION CONTROL


 SEDIMENT FENCE EROSION CONTROL


 RAILROAD TRACKS


 UNDERGROUND GAS LINE


 UNDERGROUND STORM DRAINAGE LINE


 UNDERGROUND SANITARY SEWER LINE


 UNDERGROUND WATER LINE


 OVERHEAD POWER LINE


 UNDERGROUND POWER LINE


 UNDERGROUND TELEPHONE LINE


 CENTERLINE OF RIGHT-OF-WAY

 PROPERTY LINE

 FENCE LINE

 GATE IN FENCE

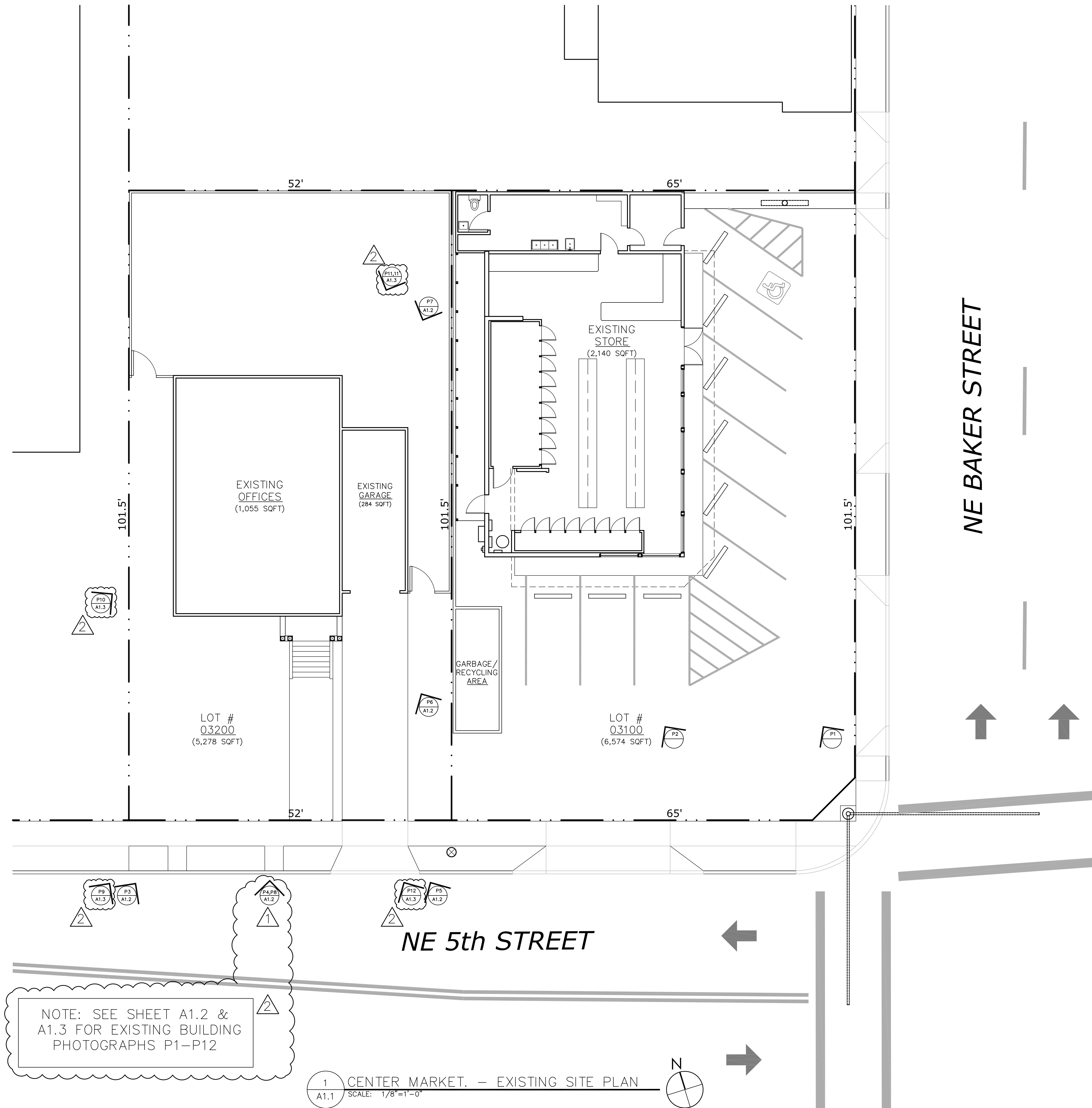
 NEW PERVIOUS AREA

 NEW PERVIOUS AREA, GRASS AREA SIMILAR TO (E)

NOTE:

1. UNDERGROUND UTILITIES ARE APPROXIMATE.

2. EROSION CONTROL NOTED.





STEPHEN J.  
**GERBER**  
ARCHITECT

McMinnville, Oregon 97128  
503 459 7737  
www.gerberarch.com  
gerberarch



REGISTERED ARCHITECT  
STEPHEN J. GERBER  
LICENSE # 0280  
MCMINNVILLE, OREGON  
STATE OF OREGON

**CENTER MARKET McMINNVILLE**  
CoM - HISTORICAL LANDMARK ALTERATION REVIEW  
5th STREET & BAKER STREET, McMINNVILLE - OREGON

**EXISTING SITE PLAN**

Revisions:

Date: ADDENDUM  
ADDENDUM



1  
1-14-25  
1-31-25

Date: NOVEMBER 19, 2024

Issued For:  
CoM HISTORICAL LANDMARK  
ALTERATION REVIEW

Job No: GA-2024-C004

**A1.1**  
HISTORICAL REVIEW SET

© 2024 GERBER ARCHITECT, LLC





P3 HISTORICAL HOUSE SW CORNER  
A1.2 SCALE: N.T.S



P4 ORIGINAL SOUTH ELEVATION  
A1.2 SCALE: N.T.S



P8 MODIFIED ENTRY @ SOUTH ELEVATION  
A1.2 SCALE: N.T.S

EXISTING SINGLE ENTRY DOOR TO BE MODIFIED FOR DOUBLE ENTRY DOORS IN ORDER TO SEPARATE INTERIOR SPACE.



P5 HISTORICAL HOUSE — NE CORNER  
A1.2 SCALE: N.T.S



P6 ENLARGED SE CORNER—FRONT OF GARAGE  
A1.2 SCALE: N.T.S

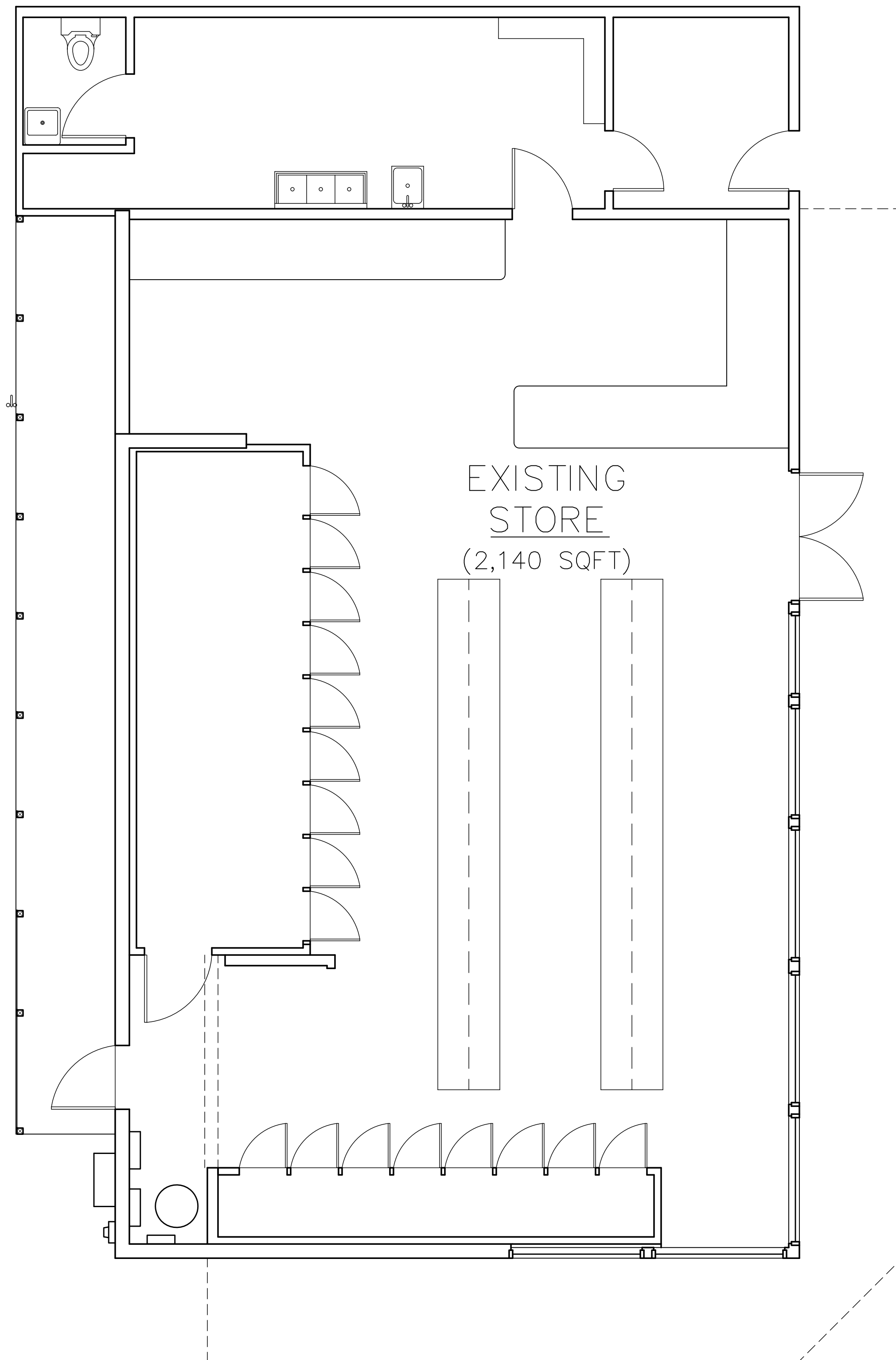
EXISTING ONE CAR GARAGE TO BE REMOVED. SIDING AND TRIM OF WALL BEYOND TO MATCH EXISTING OFFICE



P7 HISTORICAL HOUSE NE CORNER — B.O. GARAGE  
A1.2 SCALE: N.T.S



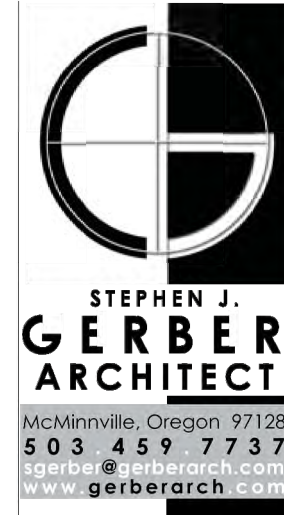
P2 CENTER MARKET SOUTH ELEVATION  
A1.2 SCALE: N.T.S



1 CENTER MARKET — EXISTING FLOOR PLAN  
A1.2 SCALE: 1/4"=1'-0"



P1 CENTER MARKET SW CORNER  
A1.2 SCALE: N.T.S



**CENTER MARKET McMINNVILLE**  
CoM - HISTORICAL LANDMARK ALTERATION REVIEW  
5th STREET & BAKER STREET, McMINNVILLE - OREGON  
**EXISTING FLOOR PLAN & CONDITIONS IMAGES**

Revisions:  
Date: ADDENDUM 1  
Issued For: 1-14-25  
ADDENDUM 1-31-25

Date: NOVEMBER 19, 2024  
Issued For: CoM HISTORICAL LANDMARK ALTERATION REVIEW

Job No: GA-2024-C004

**A1.2**

HISTORICAL REVIEW SET





3 EXISTING SINGLE PANE WOOD WINDOWS TO BE REPLACED WITH ENERGY EFFICIENT DOUBLE PANE WOOD WINDOWS, SERIES 400 ANDERSON WOODWRIGHT INSERT WINDOWS, TO MATCH EXISTING GRILLE AND SASH CONFIGURATIONS.. TRIMS BEING MAINTAINED WITH WINDOW UNITS BEING INSERTED INTO EXISTING OPENINGS.

P10 HISTORICAL HOUSE – WEST ELEVATION  
A1.3 SCALE: N.T.S



P9 HISTORICAL HOUSE –SW CORNER  
A1.3 SCALE: N.T.S



P8 HISTORICAL HOUSE – MODIFIED SOUTH ELEVATION  
A1.3 SCALE: N.T.S



3 EXISTING SINGLE PANE WOOD WINDOWS TO BE REPLACED WITH ENERGY EFFICIENT DOUBLE PANE WOOD WINDOWS, SERIES 400 ANDERSON WOODWRIGHT INSERT WINDOWS, TO MATCH EXISTING GRILLE AND SASH CONFIGURATIONS.. TRIMS BEING MAINTAINED WITH WINDOW UNITS BEING INSERTED INTO EXISTING OPENINGS.

P11 HISTORICAL HOUSE – EXISITNG NE CORNER  
A1.3 SCALE: N.T.S



P11' HISTORICAL HOUSE – MODIFIED NE CORNER  
A1.3 SCALE: N.T.S



P12 HISTORICAL HOUSE – EXISITNG SE CORNER  
A1.2 SCALE: N.T.S

EXISTING WINDOWS BEING REMOVED AND REPLACED WITH SIDING TO MATCH AND DOOR BEING REPLACED WITH DOUBLE-HUNG WINDOW



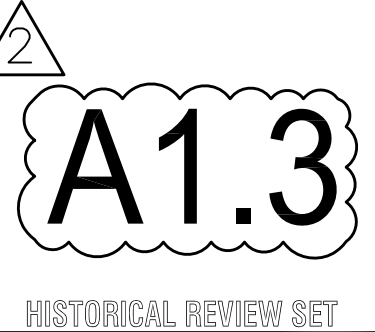
**CENTER MARKET McMINNVILLE**  
**CoM - HISTORICAL LANDMARK ALTERATION REVIEW**  
5th STREET & BAKER STREET, McMINNVILLE - OREGON  
**EXISTING CONDITIONS IMAGES**

Revisions:  
Date: ADDENDUM 1 1-14-25  
ADDENDUM 2 1-31-25  
ADDENDUM 3 3-10-25

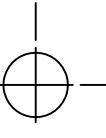
Date: NOVEMBER 19, 2024

Issued For:  
CoM HISTORICAL LANDMARK  
ALTERATION REVIEW

Job No: GA-2024-C004



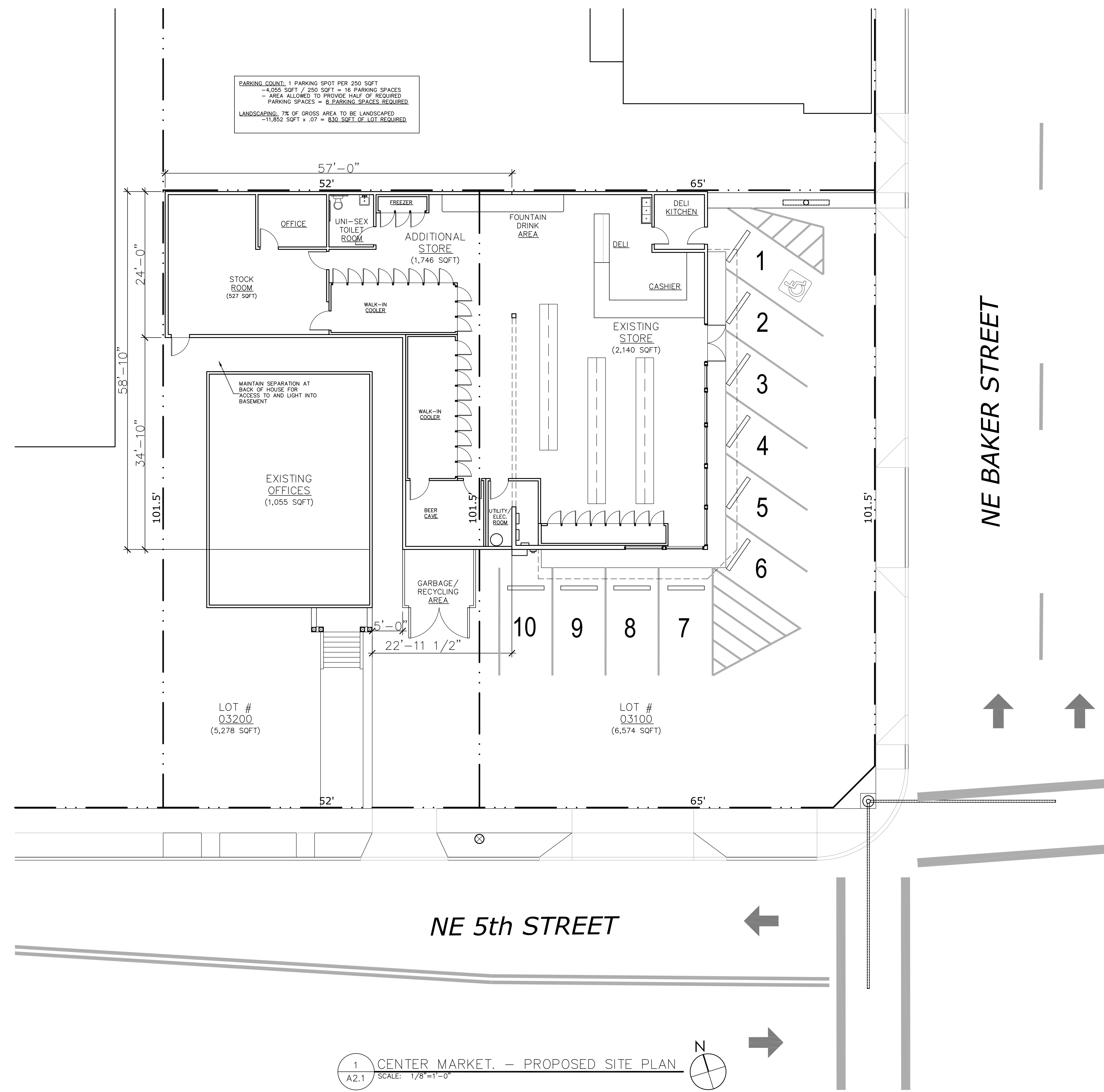




	SANITARY SEWER MANHOLE
	STORM DRAINAGE MANHOLE
	STORM DRAINAGE CATCH BASIN
	STREET STORM DRAINAGE CATCH BASIN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SPRINKLER/HOSE BIB
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGNAL BOX
	BUSINESS SIGN
	ELECTRIC BOX/METER
	POWER POLE
	LIGHT POLE
	RAILROAD SIGNAL POLE
	RAILROAD CROSSING ARM
	RAILROAD SIGNAL BOX
	GUY WIRE
	GAS VALVE
	GAS METER
	TELEPHONE PEDESTAL
	TELEPHONE MANHOLE
	SIGN
	MAIL
	BOLLARD
	DECIDUOUS TREE W/ CALIPER IN INCHES
	CONIFER TREE
	WATTLES EROSION CONTROL
	SEDIMENT FENCE EROSION CONTROL
	RAILROAD TRACKS
	UNDERGROUND GAS LINE
	UNDERGROUND STORM DRAINAGE LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
	OVERHEAD POWER LINE
	UNDERGROUND POWER LINE
	UNDERGROUND TELEPHONE LINE
	CENTERLINE OF RIGHT-OF-WAY
	PROPERTY LINE
	FENCE LINE
	GATE IN FENCE
	NEW PERVIOUS AREA
	NEW PERVIOUS AREA, GRASS AREA SIMILAR TO (E)

NOTE:

1. UNDERGROUND UTILITIES ARE APPROXIMATE.
2. EROSION CONTROL NOTED.



 <p>STEPHEN J. <b>GERBER</b> ARCHITECT</p> <p>McMinnville, Oregon 97128 503.459.7737 s.j.gerber@gerberarch.com www.gerberarch.com</p>	
	
<h1 style="text-align: center;">CENTER MARKET McMINNVILLE</h1> <h2 style="text-align: center;">CoM - HISTORICAL LANDMARK ALTERATION REVIEW</h2> <p style="text-align: center;">5th STREET &amp; BAKER STREET, McMINNVILLE - OREGON</p> <h1 style="text-align: center;">PROPOSED SITE PLAN</h1>	
Revisions:  Date: ADDENDUM ADDENDUM	 Issued For: 1-14-25 1-31-25
Date: NOVEMBER 19, 2024  Issued For: CoM HISTORICAL LANDMARK ALTERATION REVIEW	
Job No: GA-2024-C004	
<h1 style="text-align: center;">A2.1</h1> <p style="text-align: center;">HISTORICAL REVIEW SET</p>	



**CENTER MARKET McMINNVILLE**  
**CoM - HISTORICAL LANDMARK ALTERATION REVIEW**  
5th STREET & BAKER STREET, McMINNVILLE - OREGON

---

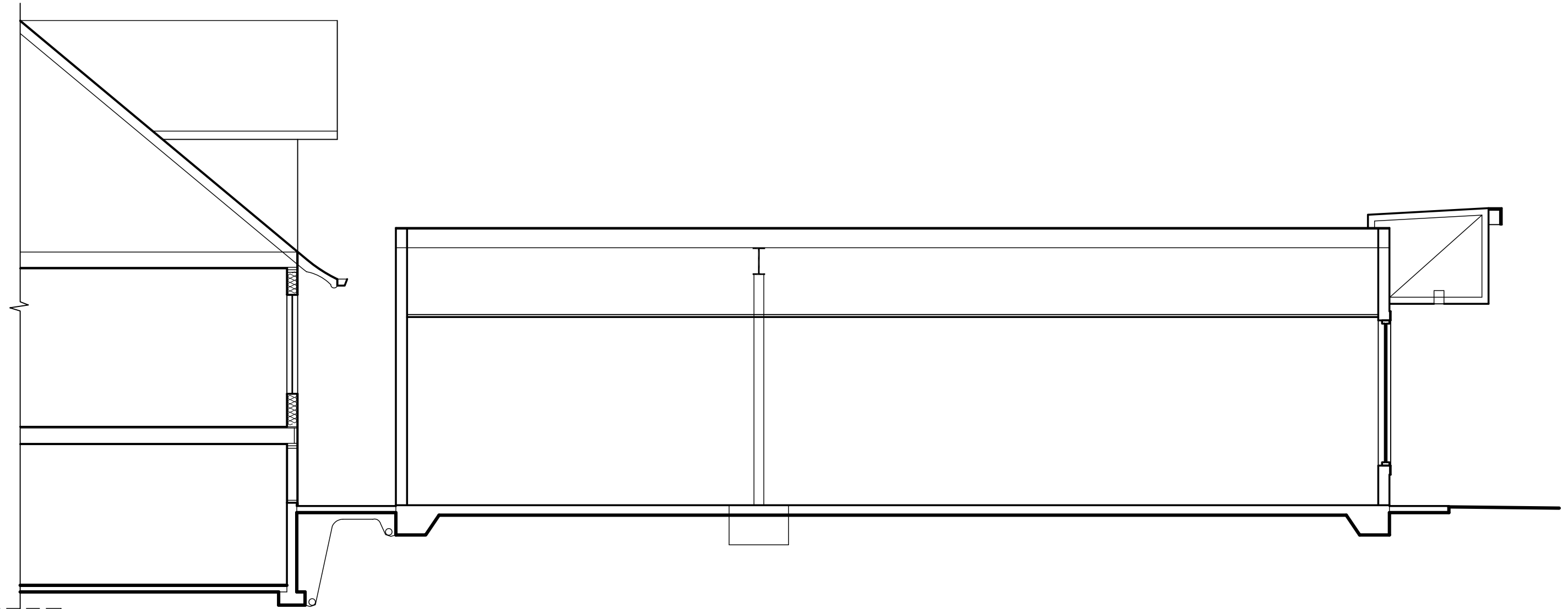
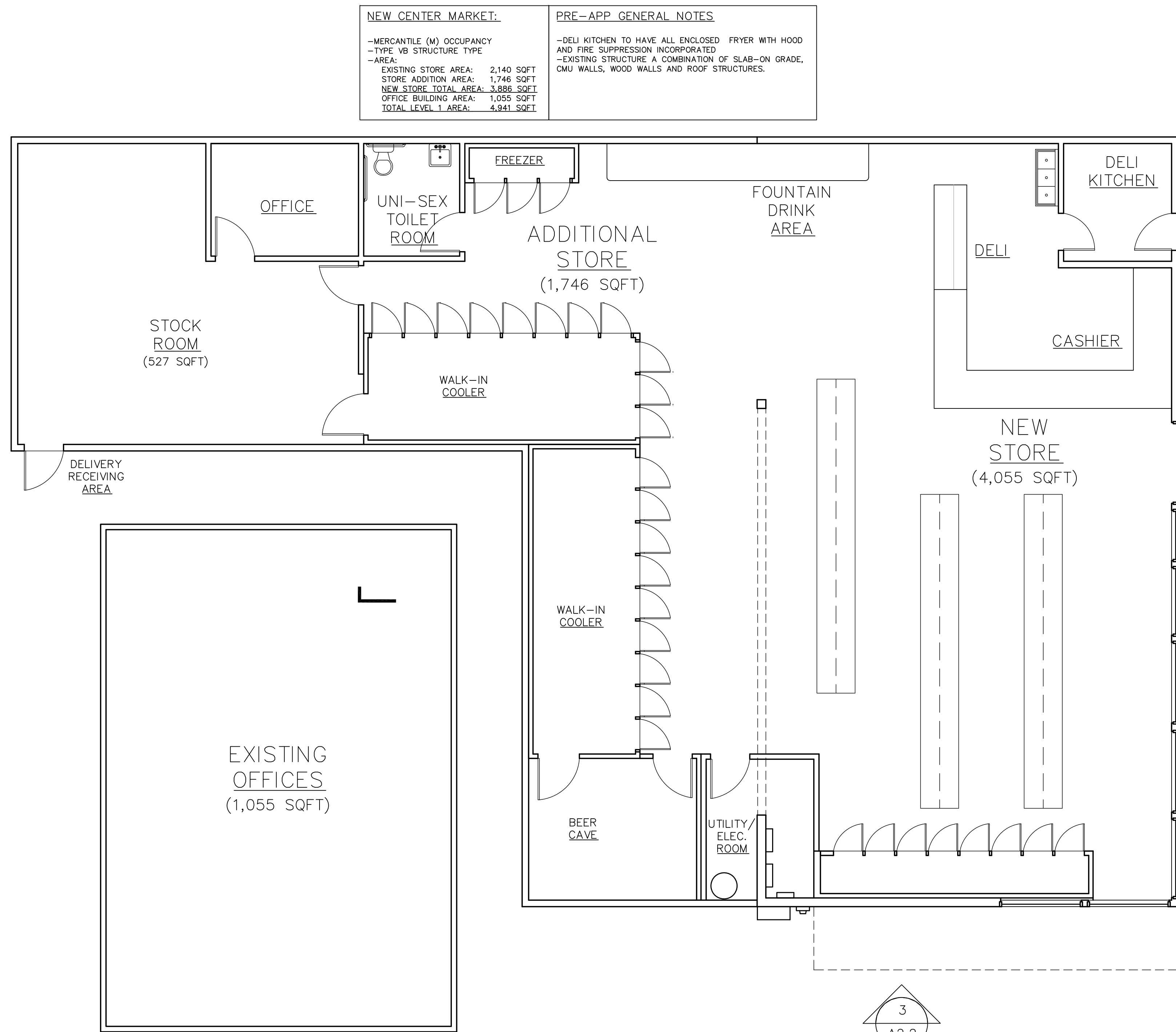
**PROPOSED FLOOR PLAN - EXTERIOR ELEVATIONS**

Issued For:  
1-14-25  
1-31-25

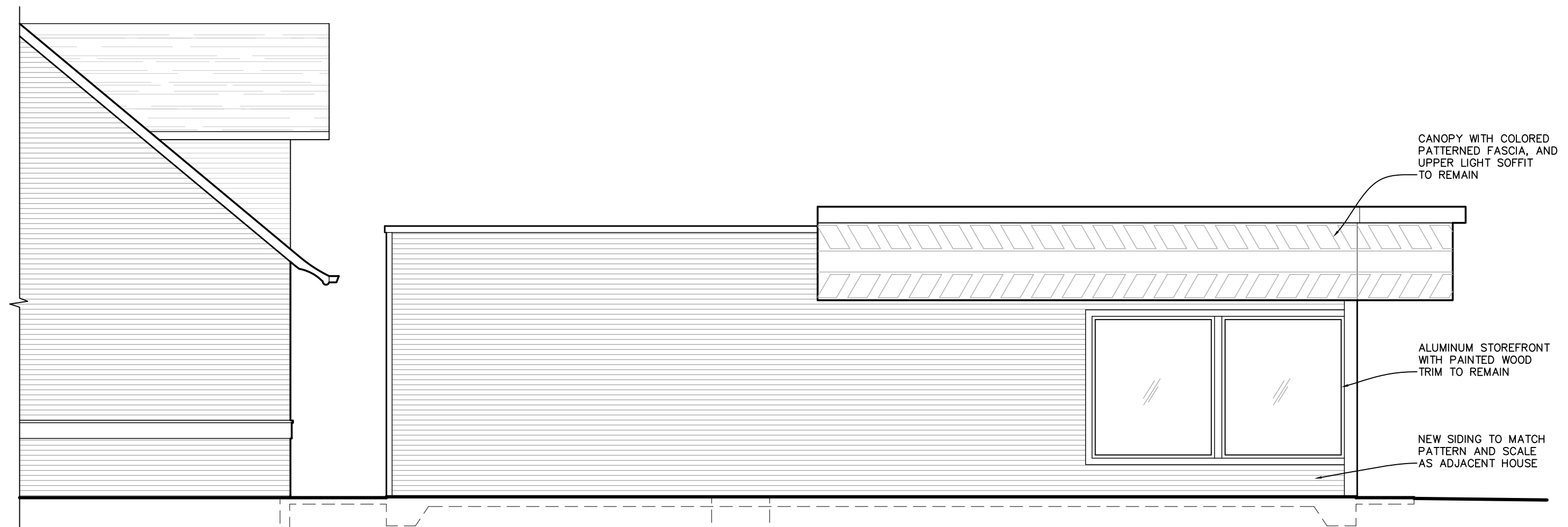
Due Date: NOVEMBER 19, 2024  
 Submitted For:  
 M HISTORICAL LANDMARK  
 ALTERATION REVIEW

No: GA-2024-C004

## A2.2



A2.2





**GERBER**

**ARCHITECT**

**LLC.**

---

**CENTER MARKET McMinnville–Historic Landmark Alteration** 11/19/2024

Addendum#1 1/14/2025; Addendum#2 1/31/2025; Addendum#3 3/10/2025

**Written Responses for Historic Landmark Alteration to the residence converted to offices, in order to make room for adjacent Quick-Stop market expansion.**

**Also to address change from single entry door to double entry doors to address how the interior is needing to be accessed and utilized.**

**Written narrative that describes:**

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

Response:

The proposed Center Market is needing to expand their facilities to improve product display, storage area, cooler capacity, toilet room and office improvements. The adjacent lot has been purchased to provide space for the expansion. On the adjacent lot is an old stick-built house and an attached single car garage, which has a Historical-B designation. At some point it has had a change of occupancy and became an office building.

The Center Market is proposing to expand the sales area towards the office building requiring the single car garage to be removed on the East elevation. The garage is not part of the original construction of the main building. Its flat roof doesn't relate to the gabled roofs of the main house, dormers, or front porch. Also, the top of garage roof also encroaches the main residence East windows. We will also be adding storage, office, toilet room within the backyard of the office building lot.

The glazed front door and two adjacent relites are needing to be modified to provide separate entries for the facility. The double doors will be centered on the gabled roof porch with the centered solid wall between the doors sided to match existing.

At the back of the house, NE Corner, six existing windows are being filled in and sided with siding to match existing and the back door is being replaced with a double hung window. This was done to make the interior more usable for the separate spaces being created and accessed from the new double front doors.

All original single pane wood windows are going to be replaced with similar wood replacement windows with double pane glazing, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. Window trims and siding to be maintained.





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

Response:

The office building was historically a residence in a residential zone, but since has become a commercial zone. The Center Market expansion is increasing the commercial zone density by utilizing the residential side and backyard of the converted commercial office building. This would be in line with the Comprehensive Plans intent to increase the commercial buildings and density within the commercial zone.

**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.**

Response:

The proposed Center Market will be using the residential side and backyards for the expansion of the quick-stop. The historic building will be maintained as such, primarily. Due to the need for separate entrances for how the interior is being utilized, the glazed front door and relites are being replaced with two doors centered on the porch. The building spaces will be used to provide support for the adjacent market.

**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.**

Response:

The proposed Center Market will require the removal of the single car garage, which is not part of the original historic house construction. The exposed portion of the structure will be rehabilitated to match the original conditions in the siding, trim, and accents. With Center Market addition utilizing similar siding and trim, and it being setback from the south elevation of the historic office building, the visual impact on the main elevation will be minimized and the historical character will be retained.



**GERBER**

**ARCHITECT**

**LLC.**

---

Due to how the interior is being utilized, separate entrances are needed. The existing glazed front door and relites are being replaced with two doors with a sided portion of solid wall between all centered on the existing porch.

The windows being removed and door being replaced are at the NE corner will not directly be seen from the adjacent rights-of-way.

The replacement energy efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing, which will maintain the historical character.

**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.**

Response:

The original historic residence and its front yard will not be affected by the Center Market expansion. The East side will be refurbished to match existing and make as it was originally constructed.

Due to how the interior is being utilized, separate entrances are needed, and solid wall space is required. The existing glazed front door and relites are being replaced with double doors that will be centered on the porch as well, with centered solid wall between doors sided to match existing. The windows at the NE corner are being removed and replaced with similar siding. The back door is being replaced with a double hung window and all other windows are being replaced with energy efficient wood replacement windows similar to existing, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing

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

Response:

The original historic residence and its front yard will not be affected by the Center Market expansion. The East side, where garage being removed, will be refurbished to match existing and make as it was originally constructed. The side and back yards being affected will not be needed since it is in a commercial zone where yards are not utilized in the same manner as the original residence.

Separate entrances and more solid wall space are needed for how the interior needs to function. The existing glazed front door and relites are being replaced with double doors that will be centered on the porch as well, with centered solid wall between doors sided to



match existing. The windows at the NE corner are being removed and replaced with siding to match. The back door is being replaced with a double hung window and all other windows are being replaced with energy efficient wood replacement windows similar to existing. Type of windows being proposed are Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing.

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

Response:

The proposed Center Market will require the removal of the single car garage, which is not part of the original historic house construction. The exposed portion of the structure will be rehabilitated to match the original conditions in the siding, trim, and accents.

Due to how the interior is being utilized, separate entrances and more solid wall space are needed. The existing glazed front door and relites are being replaced with double doors that will be centered on the porch as well, with centered solid wall between doors sided to match existing.

The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.

**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.**

Response:

The rehabilitated materials on the single car garage side of the structure will utilize the same materials, design, color, and texture as the original historic residence.

The replacement front double doors will have a solid portion of wall between, which will be sided to match existing.

The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.



**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.**

Response:

The rehabilitated materials on the single car garage side of the structure, the new double entry doors, the removal of windows, and replacement windows will utilize gentle means of replacement and not use treatments that cause damage to the historic materials.

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

Response:

The proposed Center Market and minorly modified historic structure will preserve archeological resources in place and if mitigation measures will be undertaken if required.

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

Response:

The Guidelines for the Historic Preservation will be referenced to ensure the rehabilitation is consistent with them.

-Building Exterior: Wood- The replacement siding and trims will be replaced to match existing.

-Building Exterior: Roofs- The garage flat roof is being removed and the gable roof, porch and dormer to be maintained.

-Building Exterior: Windows- Where garage is being removed, the windowsills to be replaced to match the other existing windows. Where the windows are being removed the replacement siding will match existing. Where the back door is being replaced with a double hung window. The new replacement energy-efficient wood windows will be similar to the original, Anderson 400 Series Woodwright double-hung insert windows with and without grilles to match existing. They will be installed by being inserted into the existing openings in such a way to maintain the trim and siding.

-Building Exterior: Entrances and Porches- Due to how the interior is being utilized, separate entrances are needed. The existing glazed front door and relites are being replaced with two doors with a sided portion of solid wall between all centered on the existing porch.



**GERBER**

**ARCHITECT**

**LLC.**

---

**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.**

Response:

The historic residential building will be used as it was originally zoned and building type designated. The Center Market expansion will not disturb the historic character of the main elevation along 5<sup>th</sup> street as it is set back and not in the same plane as the historic building.

The existing glazed door and relites were used to access the house as one space. Now there is a need to create two separate interior spaces with their own front door access. The modifications will enhance the energy efficiency of the structure and provide spaces to support the adjacent Center Market.

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

Response:

The current value and significance of the historic resource is in its style and construction type seen from the adjacent street and sidewalk. It will still call back to a time when this area was a residential area near the compact city center and county buildings, while allowing the commercial zone to be enhanced with a modern facility.

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

Response:

The physical condition of the historic resource will be put back to its original state with the removal of the single car garage addition. With Center Market addition utilizing similar siding and trim, and it being setback from the south elevation of the historic office building, the visual impact on the main elevation will be minimized.

The expansion of the Center Market will block the view of the NE Corner where the windows are being removed, and with the desired density of the commercial zone, the historic imagery will still be maintained.

The separate entrance doors and siding infill replacing the existing glazed front door and relites are centered on the existing gable roof porch and finished to be like the existing. It will provide a similar look to the original building while providing separate, secure entrances..



A modern living room interior with a large wooden bookshelf, two windows with dark frames, and a person's arm reaching out. The room has dark green walls and a patterned rug.

# AMERICA'S MOST LOVED BRAND OF WINDOWS & DOORS.\*

You want to give your customers a home they love, and we're here to make that easy for you. That's why we're proud to offer you products that rate #1 in quality and performance,\*\* and to be the #1 trusted and recommended window and door brand† by pros.

## 400 SERIES PRODUCTS

Our most popular choice with homeowners and the windows contractors trust the most! Easy to install, low maintenance and with fewer callbacks, the 400 Series can be your go-to for pretty much any project.

\*2020 Andersen brand surveys of U.S. contractors, builders and realtors.

\*\*2020 Andersen brand surveys of U.S. contractors, builders and architects.

†2020 Andersen brand survey of U.S. contractors.



# RELIABLE & ENERGY EFFICIENT

As our best-selling products, the 400 Series product line offers a distinct blend of design, reliability and trade confidence. Designed for easy installation for replacement, remodel or new construction projects, 400 Series products feature our Perma-Shield® exterior cladding that revolutionized the window industry. They're also backed by our renowned limited warranty and the largest service network in the industry.

## ENERGY-SAVING GLASS FOR ANY CLIMATE

Andersen makes windows and patio doors with options that make them ENERGY STAR® v. 6.0 certified throughout the United States.

Visit [andersenwindows.com/energystar](http://andersenwindows.com/energystar) for more information and to verify that the product with your glass option is certified in your area.



## RIGOROUSLY TESTED

The exclusive Andersen Perma-Shield system gives our windows and doors a tough, protective shell that safeguards the wood inside. It repels water, resists dents\* and stays beautiful for years.

## LOW MAINTENANCE, NEVER NEEDS PAINTING

The Perma-Shield exteriors on Andersen 400 Series windows and doors offer superior weather resistance and are virtually maintenance free.



## OPTIONS FOR THE HARSHTEST WEATHER

400 Series windows with Stormwatch® Protection meet building code requirements in coastal areas.\*\* Products with Stormwatch Protection are energy efficient, resist the effects of salt water, and stand up to hurricane-force winds and wind-borne debris.\*\* For details, visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal).



## QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE\*

Many other window and door warranties end when a home is sold, but our coverage – 20 years on glass, 10 years on non-glass parts – transfers from each owner to the next. And because it's not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.



## BUILT FOR YEARS TO COME\*

Our products are built strong to last long.\* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term beauty.

## KEEPS THE WEATHER OUT

Our weather-resistant construction and careful selection of weatherstrip by product type seals out drafts, wind and water whatever the weather.

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\* See your local code official for code requirements in your area.

"ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

# REPLACEMENT SOLUTIONS

Homeowners and realtors agree that Andersen products increase the value of a home by at least 10%\*. So you're not just replacing their windows, you're upgrading their home.

## INSERT WINDOWS



### 400 Series Woodwright® Double-Hung Insert Windows

The classic, traditional style of Woodwright full-frame windows in a time-saving insert.



### 400 Series Tilt-Wash Double-Hung Insert Windows

Our best-selling double-hung windows in an insert for easy replacement.

## REPLACEMENT WINDOWS



### 400 Series Replacement Casement & Awning Windows

Available without an installation flange for easy window replacement from inside or outside. Feature predrilled, through-the-jamb installation holes for quick installation.

Our insert and replacement windows include flat self-hanging shims, backer rod, installation screws and complete instructions.



## CUSTOM-SIZE FULL-FRAME WINDOWS

When the existing window frame is rotted or deteriorated, or you're modifying the size or shape of the existing window opening, our full-frame double-hung, casement, awning and specialty windows are available in custom sizes to fit your project.



## CUSTOM-SIZE PATIO DOORS

Whether you need a hinged or gliding patio door for replacement, Andersen has a number of custom-size options to fit your project.



\*2020 Andersen brand surveys of U.S. realtors and homeowners.

# OVERALL BEST-IN-CLASS AMONG CONTRACTORS

FOR CLAD WOOD WINDOWS.\*



\*2020 Andersen brand survey of U.S. contractors.

# PRODUCT OVERVIEW



## Double-Hung Windows

Choose Woodwright® double-hung windows that replicate the look of traditional architecture or our best-selling tilt-wash double-hung windows that are extremely energy efficient. Both are available as full-frame or insert windows, and can be part of bay window combinations. Coordinating picture and transom windows are also available.



**Woodwright full-frame windows** come in a variety of shapes.



Our **Narroline® double-hung window conversion kit** can upgrade Andersen® Narroline double-hung windows to tilt-wash windows.



## Specialty Windows

A collection of stylish shapes to help distinguish a home's style or create a delicate accent.



**Complementary specialty windows** offer 35 additional shapes and custom sizes.



## Casement & Awning Windows

Casement and awning windows are energy efficient, and are built with our low-maintenance Perma-Shield® cladding. Available for new construction or replacement, as integral twin or triple units, or as part of bay or bow window combinations. Coordinating picture and transom windows are also available.

**Complementary casement windows** come in a variety of shapes and in French casement options.



## Gliding Windows

Superior energy efficiency, reliable performance and uncommon beauty. Both sash on our gliding windows open for improved ventilation.



Frame any Frenchwood patio door with **Frenchwood patio door sidelights and transoms.**

## Frenchwood® Gliding & Hinged Inswing Patio Doors

Wide wood profiles provide the authentic craftsmanship of traditional French doors, and our Perma-Shield exterior cladding protects the unit and offers low maintenance. Add blinds-between-the-glass to conveniently control light and privacy. To learn more about other traditional- and contemporary-style Andersen door options, visit [andersenwindows.com/doors](http://andersenwindows.com/doors).



**Complementary curved top patio doors,** including Springline™ and arch hinged doors, are handcrafted and complement our 400 Series products.





## EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting, low-maintenance white finish. Select windows are also available with a dark bronze or black finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished maple or oak interiors.

### EXTERIOR COLORS\*\*



White

Canvas

Sandtone

Terratone

Dark Bronze

Forest Green

Black

### INTERIOR OPTIONS\*\*



Pine

Maple

Oak

White

Dark Bronze†

Black†



Design your window at  
[andersenwindows.com/design-tool](https://andersenwindows.com/design-tool)

\*Visit [andersenwindows.com/warranty](https://andersenwindows.com/warranty) for details.

\*\*Some products are not available in all colors or wood species. See your Andersen supplier for details.

†Products with dark bronze and black interiors have matching exteriors; excludes complementary products.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

# EXTERIOR TRIM SYSTEM

Add curb appeal with Andersen® exterior trim. Our trim is made with Fibrex® composite material, an environmentally smart composite that contains 40% pre-consumer reclaimed wood fiber by weight. For details, see page 175.

Time saving and cost effective



No nail holes, no visible fasteners, no painting

Innovative attachment strip

Independent of water management system for easy installation

Style that gets noticed

Our wide trim profiles overlap the window frame to create clean lines without visible sealant joints. Mitered brick mould corners and butt joints on flat casing profiles reflect traditional corner joints.



Sandtone window with cocoa bean trim



Visit [andersenwindows.com/exteriortrim](http://andersenwindows.com/exteriortrim) to learn more.

## EXTERIOR COLORS



Printing limitations prevent exact duplication of colors. See your Andersen supplier for actual color samples.



# WINDOW HARDWARE

Window hardware\* enhances the overall design of a window and harmonizes with a home's décor. That's why we offer a broad range of hardware styles and finishes.

## HARDWARE FINISHES

					
Antique Brass	Black	Bright Brass	Brushed Chrome	Distressed Bronze	Distressed Nickel
					
Gold Dust	Oil Rubbed Bronze	Polished Chrome	Satin Nickel	Stone	White

\*Hardware is sold separately, except standard lock and keeper for double-hung windows.  
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



## Caseament & Awning Windows



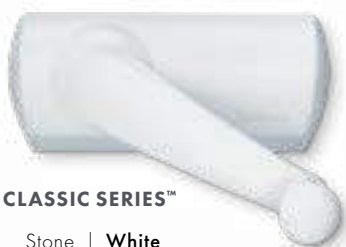
### CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze  
**Satin Nickel** | Stone | White



### TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass | **Distressed Bronze**  
Distressed Nickel | Gold Dust | Oil Rubbed Bronze  
Satin Nickel | Stone | White



### CLASSIC SERIES™

Stone | **White**



### ESTATE™

**Antique Brass** | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

Folding handles avoid interference with window treatments.

## Gliding Windows



Antique Brass | Black | Bright Brass  
**Brushed Chrome** | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel  
Stone | White

## Woodwright® Double-Hung Windows



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass | Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust | Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## Tilt-Wash Double-Hung Windows



Standard Lock & Keeper

Black | **Gold Dust** | Stone | White

Stone is standard with natural interior units.  
White comes with prefinished white interiors.  
Other finishes optional.



Optional Lock & Keeper

### ESTATE™

Antique Brass | **Bright Brass**  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | Satin Nickel

Bold name denotes finish shown.

Optional Estate lock and keeper is available only for 400 Series tilt-wash double-hung windows.  
Estate lock and keeper reduces the clear opening height by 19/32" (15). Check with local building code officials to determine compliance with egress requirements.  
Optional sash lifts shown on page 48 for Woodwright windows and page 76 for tilt-wash windows.

Hardware is sold separately, except standard lock and keeper for double-hung windows.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

# PATIO DOOR HARDWARE

Patio door hardware\* is available in a variety of designs to match virtually any style. Anvers®, Yuma®, Newbury®, Covington™, Encino® and Whitmore® hardware options feature solid drop-forged brass for added strength, while Albany and Tribeca® hardware options are made of diecast zinc with durable powder-coated finishes. Also, look for additional hardware options such as exterior keyed locks and matching hinge finishes in the detailed product sections for each individual patio door.



Gliding

Hinged

**ANVERS®**

Bright Brass | Oil Rubbed Bronze  
**Satin Nickel**



Gliding

Hinged

**YUMA®**

Distressed Bronze  
**Distressed Nickel**



Gliding

Hinged

**NEWBURY®**

Antique Brass | Bright Brass  
Brushed Chrome | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel



Gliding

Hinged

**ALBANY**

Black | **Gold Dust**  
Stone | White

Bold name denotes finish shown.

## HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Brushed Chrome



Distressed Bronze



Distressed Nickel



Gold Dust



Oil Rubbed Bronze



Polished Chrome



Satin Nickel



Stone



White

\*Hardware sold separately.  
Matching hinges available for inswing patio doors; excludes FSB® hardware.  
Mix-and-match interior and exterior style and finish options are available.  
Bright brass and satin nickel finishes feature a 10-year limited warranty  
Printing limitations prevent exact replication of finishes. See your Andersen supplier for actual finish samples.  
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.



#### COVINGTON™

Antique Brass | Bright Brass  
Oil Rubbed Bronze



#### ENCINO®

Distressed Bronze  
Distressed Nickel



#### WHITMORE®

Antique Brass | Bright Brass  
Oil Rubbed Bronze | Satin Nickel

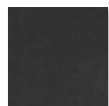


#### TRIBECA®

Black | Stone | White

## FSB® HINGED PATIO DOOR HARDWARE

Durable stainless steel FSB hinged door hardware\* features clean lines and a sleek satin finish for a thoroughly modern look. Choose from four styles and two finishes.



Black  
Anodized  
Aluminum



Satin  
Stainless  
Steel



1035



1075



1076



1102\*\*

\*Hardware sold separately. \*\*FSB style 1102 is not available in black anodized aluminum.  
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

# GLASS OPTIONS

Andersen has the glass you need to get the performance you want. From SmartSun™ glass with HeatLock® coating that's ENERGY STAR® certified in all climate zones\* to PassiveSun® glass that helps heat homes in northern areas, there's an option for every climate, project and customer. Check with your supplier for selections that meet ENERGY STAR requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	Solar Heat Gain Coefficient How well a product blocks heat caused by sunlight.	Visible Light Transmittance How much visible light comes through a product.	UV Protection How well a product blocks ultraviolet rays.
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ○	● ○ ○ ○	● ● ● ○	● ● ● ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of May 2021. Visit [andersenwindows.com/energystar](https://andersenwindows.com/energystar) for ENERGY STAR map and NFRC total unit performance data.

## HEATLOCK TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

## STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements.

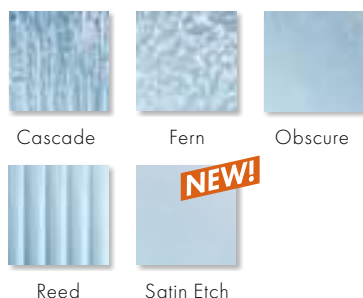


## ADDITIONAL GLASS OPTIONS

**Tempered safety glass** is standard on patio doors and required for larger window sizes.

**Laminated glass** is available for added strength, enhanced security and sound control.

**Patterned glass** lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.



## ART GLASS

With art glass panels from Andersen, you can add interest, create focal points and make your work stand out. See page 173 or visit [andersenwindows.com/artglass](https://andersenwindows.com/artglass) for more information.

## TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

For more details on our glass options, visit [andersenwindows.com/glass](https://andersenwindows.com/glass).



\*Andersen 400 Series products only with SmartSun glass with HeatLock coating (argon gas blend), no grilles, no capillary breather tubes. Excludes patterned/textured glass. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.





## BLINDS-BETWEEN-THE-GLASS

Conveniently located between the panes of insulated glass, and protected from dust and damage for long-lasting protection, blinds-between-the-glass is available on 400 Series Frenchwood® gliding or hinged inswing patio doors. Available in white, and can be ordered with any exterior door color with a pine or prefinished white interior.



## GLASS SPACER OPTIONS

Black or white glass spacers are now available as a standard offering on select products, in addition to stainless steel glass spacers, to provide more ways to customize project designs and achieve a contemporary style. Colored glass spacers blend in with the color of the window or door for a sleek design, or serve as a shadow line.

Add full divided light grilles, and the grille spacer bar between the glass will match the selected glass spacer color.

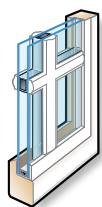




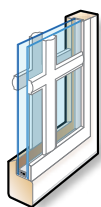


## GRILLE OPTIONS

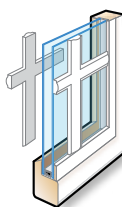
Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



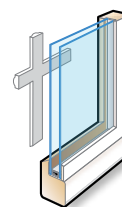
Permanent exterior  
Permanent interior  
with spacer



Permanent exterior  
Permanent interior



Permanent exterior  
Removable interior



Removable interior



Finelight  
grilles-  
between-  
the-glass

### FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of the window, with a spacer between the glass.

### SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

### CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

### Grille Bar Widths & Patterns



3/4" (19)



7/8" (22)



1 1/8" (29)



2 1/4" (57)

Actual width shown.

Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.



\*7/8" (22), 1 1/8" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass.  
Dimensions in parentheses are in millimeters.

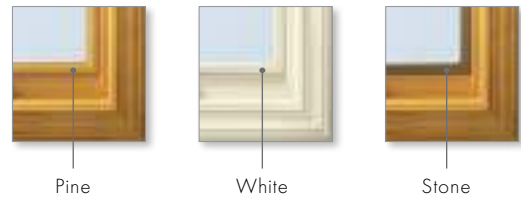
# INSECT SCREEN OPTIONS

Andersen® TruScene® insect screens provide more than 50% greater clarity than conventional Andersen insect screens for a beautifully unobstructed view. They let in 25% more fresh air\*, all while keeping out unwanted small insects.



## TRUSCENE INSECT SCREENS

For casement and awning windows, TruScene insect screen frames are available in stone, white, dark bronze, black and natural pine veneer that can be stained to match the window. Insect screen frames for all other windows are installed on the exterior of the window and match the unit's exterior color.



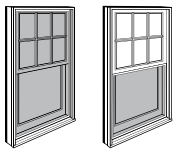
Pine | White | Stone | Dark Bronze | Black

## CONVENTIONAL INSECT SCREENS

Conventional insect screen frames are available in white, stone, dark bronze and black for casement and awning windows. Insect screen frames for all other windows and doors are installed on the exterior of the window or door and match the unit's exterior color.

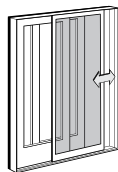
## INSECT SCREEN CONFIGURATIONS

### Windows



**Full insect screens** are available for Andersen venting windows. **Half insect screens** are also available for the lower sash of our Woodwright® and tilt-wash double-hung windows.

### Gliding Patio Doors

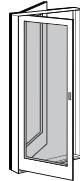


**Gliding insect screens** are available for two- and four-panel doors.

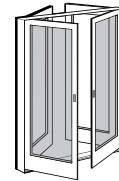


**Retractable insect screens** are installed on the exterior and opens side to side across the width of the opening. When not in use, it neatly retracts into a small canister. Available for two-panel doors.

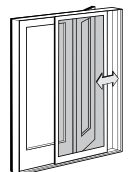
### Hinged Inswing Patio Doors



**Hinged insect screens** are available for single-panel doors.



**Double-hinged insect screens** are available for two-panel active-passive doors.



**Gliding insect screens** are available for all two- and three-panel doors.

\*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.



## **WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS**

Custom Sizes .....	70
Specifications .....	70
Existing Window Measurements .....	71
Sill Angle Details .....	71
Grille Patterns .....	72
Window Details .....	72-73
Joining Detail .....	73
Product Performance .....	197

**CUSTOM SIZING**  
in  $\frac{1}{8}$ " (3) increments



Dimensions in parentheses are in millimeters.



# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

## FEATURES

### FRAME

**A** A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

**B** For exceptional long-lasting\* performance, sill members are constructed with a wood core and a Fibrex material exterior.

**C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

**D** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

**E** Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

**F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

### SASH

**G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

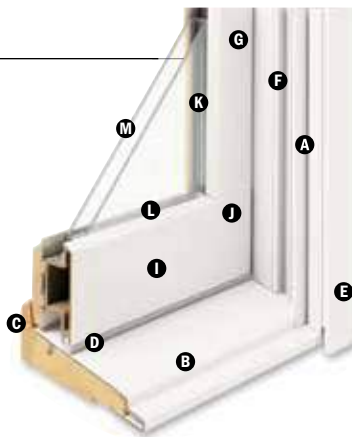
### Wood Jamb Liner



**H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

**I** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include Fibrex material.

**J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

**K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**L** Silicone bed glazing provides superior weathertightness and durability.

**M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.

### HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

### SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

### Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

### INSTALLATION

#### Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

#### Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at [andersenwindows.com/measure](http://andersenwindows.com/measure).

### SASH OPTIONS\*\*



Cottage

Reverse Cottage

\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

\*\*Shown on 400 Series tilt-wash double-hung full-frame windows.

"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

Dimensions in parentheses are in millimeters.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass  
 Brushed Chrome | Distressed Bronze  
 Distressed Nickel | Gold Dust  
 Oil Rubbed Bronze | Polished Chrome  
 Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes.  
 Shown in **Distressed Nickel**.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
 Brushed Chrome | Distressed Bronze  
 Distressed Nickel | Oil Rubbed Bronze  
 Polished Chrome | **Satin Nickel**

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome  
 Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
 Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

## HARDWARE FINISHES



## ACCESSORIES Sold Separately

### FRAME

#### Wood Interior Stop



Optional interior stop with matching chamfer is available.

### SASH

#### Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

### INSECT SCREENS

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air\* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

#### Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

### INSTALLATION

#### Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

#### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

\*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

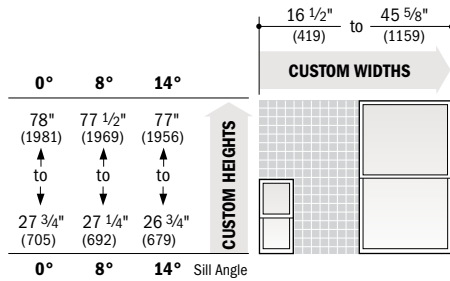
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

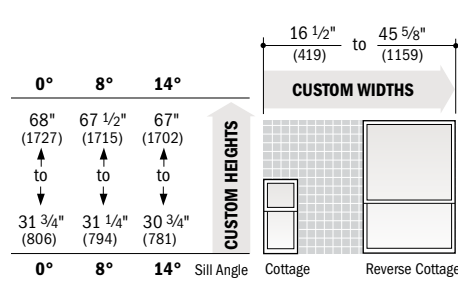
# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

## Woodwright® Double-Hung, Picture and Transom Insert Window Sizes

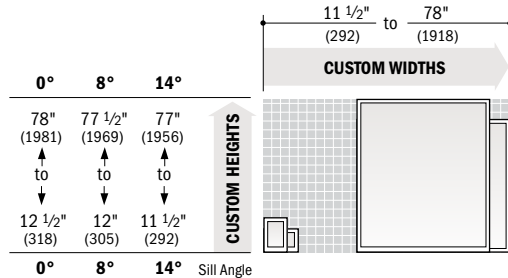
### Double-Hung Equal Sash Ratio



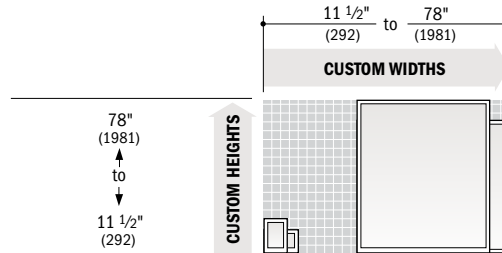
### Double-Hung 2:3 Cottage and 3:2 Reverse Cottage Sash Ratio



### Picture



### Transom



Available in 1/8" (3) increments between minimum and maximum widths and heights. Height limits for double-hung and picture insert windows depend on new insert window sill angle.

For picture and transom insert windows, either height or width must be 68" (1727) or less, and height plus width cannot be less than 28" (711).

## Woodwright® Double-Hung Insert Window Specification Formulas

	<b>Clear Opening</b>				
	Width = window width - 3.4375" (87)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	<b>sash ratio</b>	<b>clear opening height</b>	<b>sill angle deduction</b>		
			14°	8°	0°
	1:1 Equal	= (window height ÷ 2) - sill angle deduction	3.1875" (81)	3.4375" (87)	3.75" (95)
	2:3 Cottage	= (window height x 2) ÷ 5 - sill angle deduction	2.875" (73)	3.0625" (78)	3.25" (83)
	3:2 Reverse Cottage	= (window height x 2) ÷ 5 - sill angle deduction	2.375" (60)	2.5625" (65)	2.8125" (71)
	<b>sash ratio</b>	<b>vent opening height</b>	<b>sill angle deduction</b>		
			14°	8°	0°
	Equal, Height < 48" (1219)	= ((window height ÷ 2) - sill angle deduction) - 6.5" (165)	2.75" (70)	2.9375" (75)	3.25" (83)
	Equal, Height > 48" (1219)	= ((window height ÷ 2) - sill angle deduction) - 11.5" (292)			
	Cottage, Height < 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 6.5" (165)	1.9375" (49)	2.125" (54)	2.375" (60)
	Cottage, Height > 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 11.5" (292)			
	Reverse Cottage, Height < 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 6.5" (165)	3.5625" (90)	3.8125" (97)	4.8125" (122)
	Reverse Cottage, Height > 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 11.5" (292)			
	<b>Unobst. Glass</b>				
	Width = window width - 6.0" (152)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	<b>sash ratio</b>	<b>unobstructed glass height</b>	<b>sill angle deduction</b>		
			14°	8°	0°
	Equal Upper and Lower Sash	= (window height ÷ 2) - sill angle deduction	7.875" (200)	8.375" (213)	9.0" (229)
	Cottage Upper Sash or Reverse Cottage Lower Sash	= (window height x 2) ÷ 5 - sill angle deduction	3.1875" (81)	3.375" (86)	3.625" (92)
	Cottage Lower Sash or Reverse Cottage Upper Sash	= (window height x 2) ÷ 5 - sill angle deduction	4.75" (121)	5.0625" (129)	5.4375" (138)
	<b>sash ratio</b>	<b>unobstructed glass height</b>	<b>sill angle deduction</b>		
			14°	8°	0°

## Woodwright® Picture and Transom Insert Window Specification Formulas

	<b>Unobst. Glass</b>				
	<b>Picture Insert</b>				
	Width = window width - 6.0" (152)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	<b>unobstructed glass height</b>	<b>sill angle deductions</b>			
		14°	8°	0°	
	= window height - sill angle deduction	5.816" (148)	6.285" (160)	6.890" (175)	
	<b>Transom Insert</b>				
	Width = window width - 6.0" (152)				
	Height = window width - 6.0" (152)				

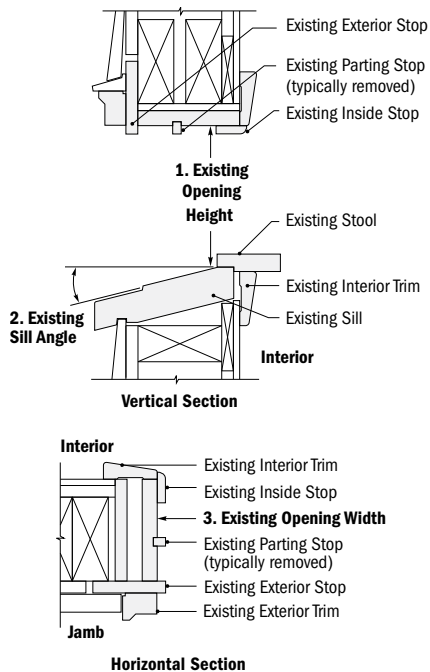
• Dimensions in parentheses are in millimeters.  
 • **Clear Opening** formulas provide dimensions for determining area available for egress.  
**Vent Opening** formulas provide dimensions for determining area available for passage of air. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.  
 • Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.



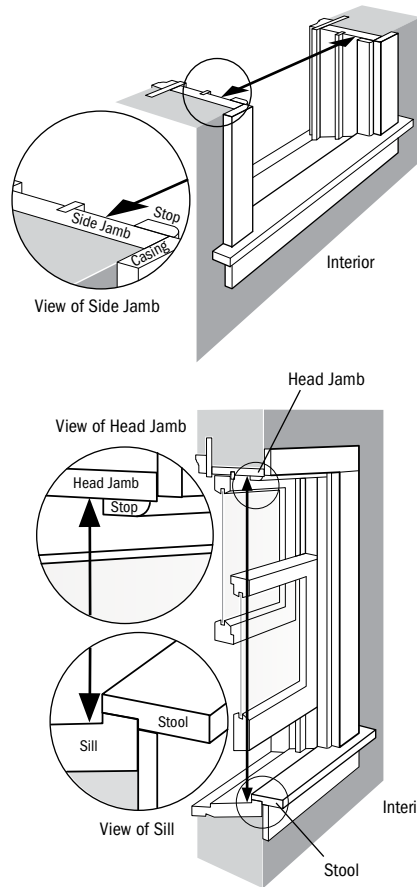
## Existing Window Measurements

Required measurements:

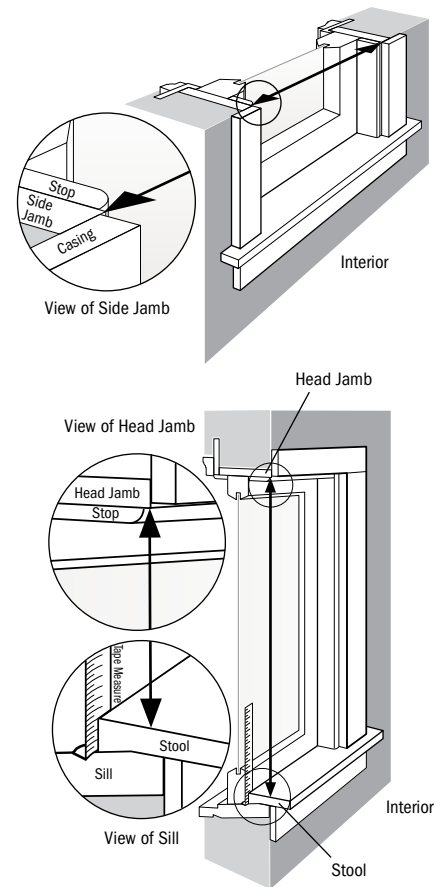
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



### Existing Double-Hung Window



### Existing Picture Window



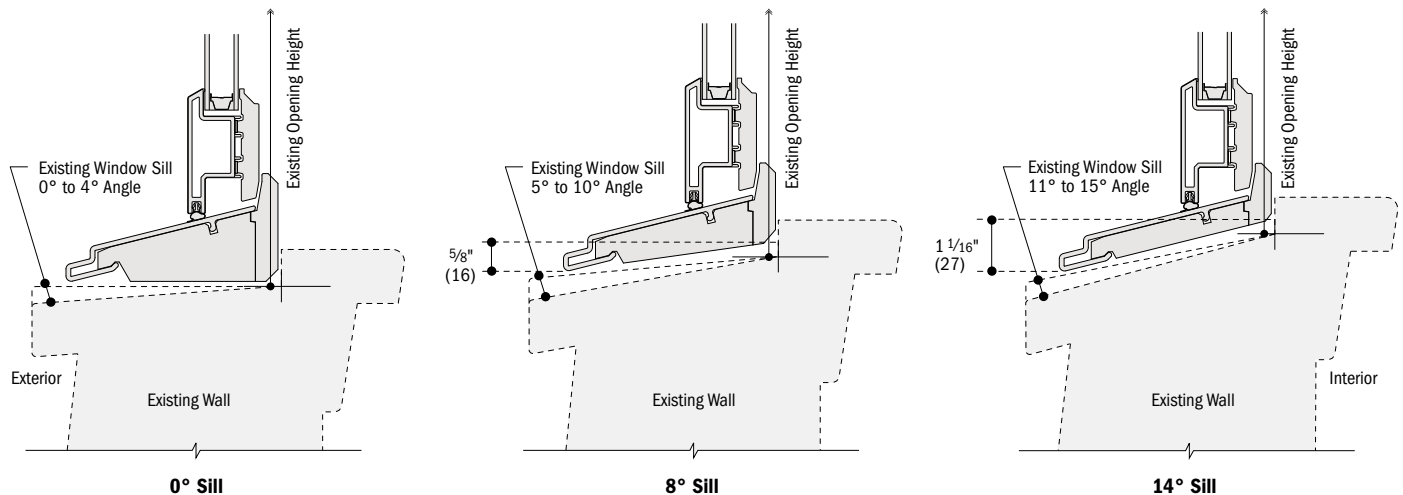
## Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

Select a sill angle that most closely matches your existing sill angle.

Windows with a smaller sill angle will have a larger maximum height.



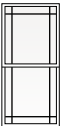

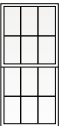

A "Sill Angle Finder App" is available; see page 68.




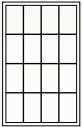


• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.  
• Dimensions in parentheses are in millimeters.  
• Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

# WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

## Grille Patterns

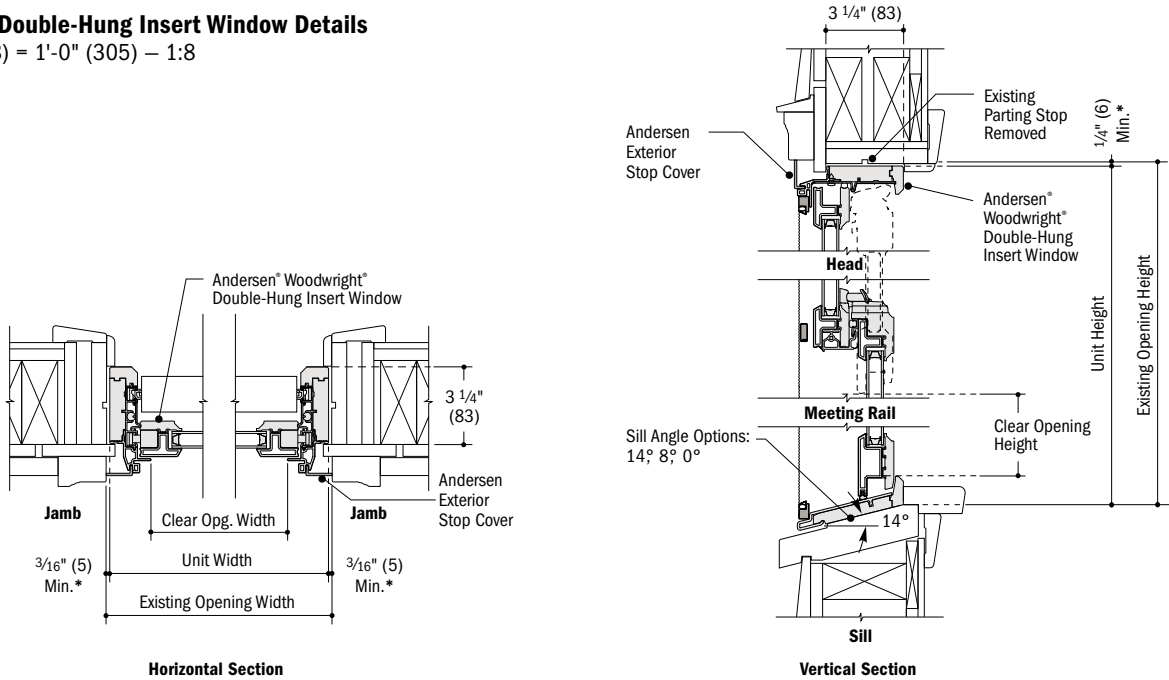
	Prairie A		6-Light Prairie		Specified Equal Light	
Woodwright® Double-Hung Insert						
	Equal	Cottage	Equal	Cottage	Equal	Cottage

	Prairie A	Specified Equal Light
Woodwright Transom Insert		
Woodwright Picture Insert		

Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit [andersenwindows.com/grilles](https://andersenwindows.com/grilles).

## Woodwright® Double-Hung Insert Window Details

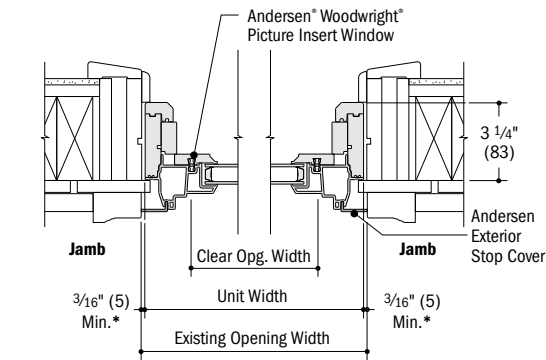
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



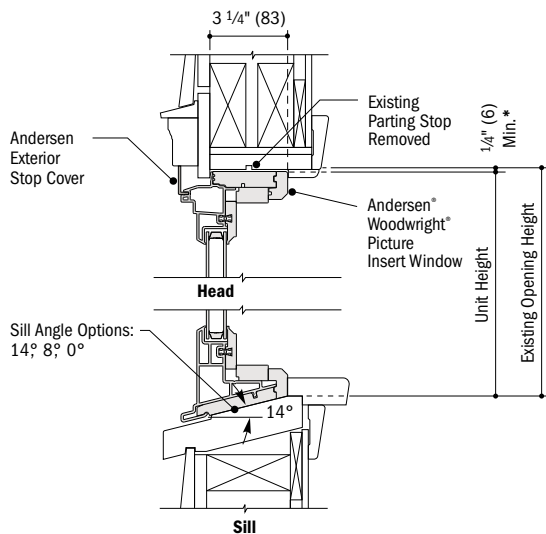
\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
\* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](https://andersenwindows.com).  
\* Dimensions in parentheses are in millimeters.  
\* Refer to [andersenwindows.com/measure](https://andersenwindows.com/measure) for detailed instructions on how to properly measure for insert windows.

### Woodwright® Picture Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



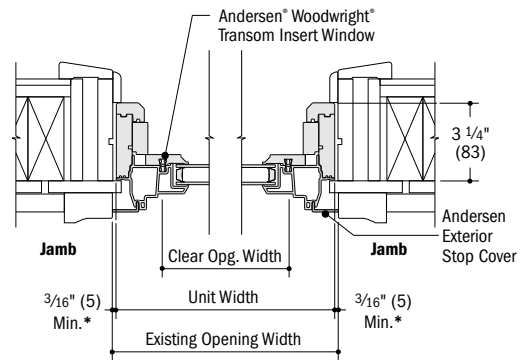
**Horizontal Section**



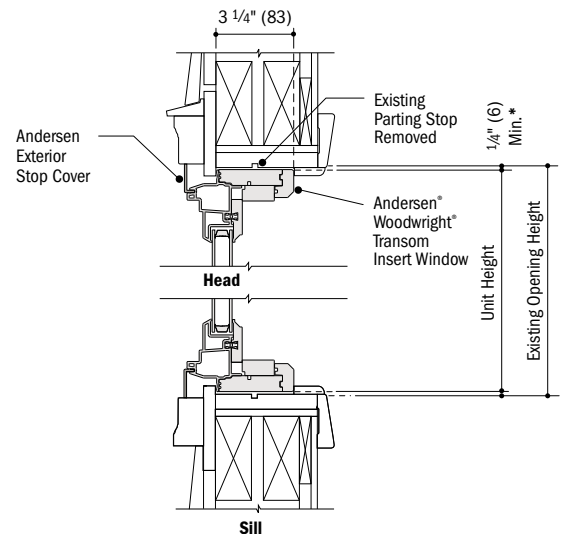
**Vertical Section**

### Woodwright® Transom Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



**Horizontal Section**

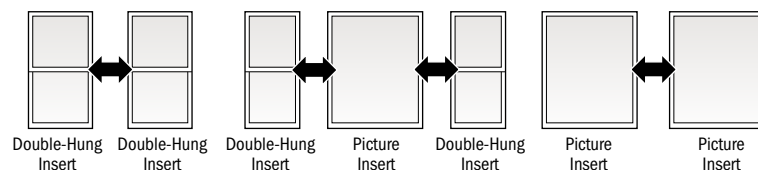
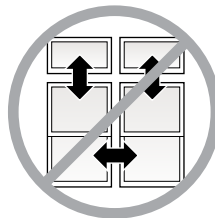
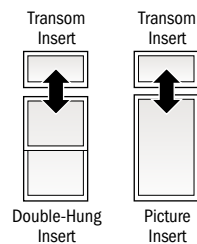


**Vertical Section**

### Joining Combinations

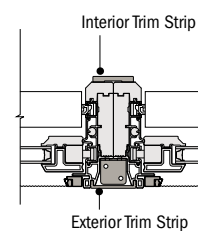
Join insert windows in one-way horizontal (stack) or vertical (ribbon) combinations.

Do not join insert windows in two-way combinations.



### Vertical (ribbon) Joining Detail

Scale 1½" (38) = 1'-0" (305) – 1:8



**Horizontal Section**

Woodwright® Double-Hung Insert to Woodwright Double-Hung Insert

**For more joining information, see the combination designs section starting on page 181.**

\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.  
 \* Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).  
 \* Dimensions in parentheses are in millimeters.  
 \* Refer to [andersenwindows.com/measure](http://andersenwindows.com/measure) for detailed instructions on how to properly measure for insert windows.

## WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Tables of Sizes .....	50-56
Specifications .....	54-61
Custom Sizes .....	62
Grille Patterns .....	63
Window Details .....	63-64
Joining Details .....	65
Combination Designs .....	181
Product Performance .....	197

**CUSTOM SIZING**  
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters.





# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## FEATURES

### FRAME

**A** Perma-Shield® exterior cladding protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.\*

**B** For exceptional long-lasting\* performance, sill members are constructed with a wood core and a Fibrex® material exterior.

**C** Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

**D** A factory-applied rigid vinyl flange on the head, sill and sides of the outer frame helps secure the unit to the structure.

**E** Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

**F** For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

### SASH

**G** Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

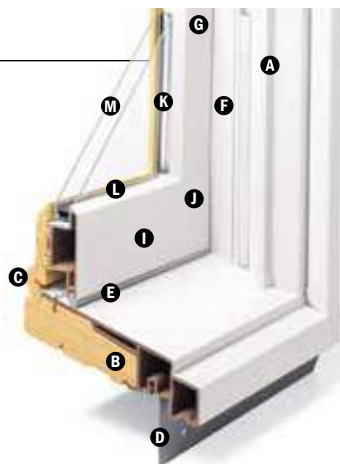
### Wood Jamb Liner



**H** Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

**I** Low-maintenance sash exterior provides long-lasting\* protection and performance. Sash exteriors on most units include Fibrex material.

**J** Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



### GLASS

**K** In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

**L** Silicone bed glazing provides superior weathertightness and durability.

**M** High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

### Patterned Glass

Patterned glass options are available. See page 12 for more details.

### HARDWARE



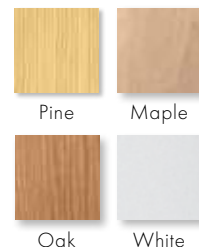
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

## EXTERIOR & INTERIOR OPTIONS

### EXTERIOR COLORS



### INTERIOR OPTIONS



## HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Gold Dust  
Oil Rubbed Bronze | Polished Chrome  
Satin Nickel | Stone | White

## OPTIONAL HARDWARE Sold Separately

### CONTEMPORARY



Bar Lift

Available in all hardware finishes.  
Shown in **Distressed Nickel**.

### ESTATE™



Hand Lift

Finger Lifts

Antique Brass | Bright Brass  
Brushed Chrome | Distressed Bronze  
Distressed Nickel | Oil Rubbed Bronze  
Polished Chrome | **Satin Nickel**

### TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome  
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**  
Polished Chrome | Satin Nickel | Stone | White

### CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

Stone | **White**

Bold name denotes finish shown.

## HARDWARE FINISHES



\*Visit [andersenwindows.com/warranty](http://andersenwindows.com/warranty) for details.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes.

See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

## StormWATCH<sup>®</sup> PROTECTION

### Performance Grade (PG) Upgrades

Performance upgrades are available for select sizes of standard, non-impact Woodwright<sup>®</sup> windows allowing these units to achieve higher performance ratings. Performance Grade (PG) ratings are more comprehensive than Design Pressure (DP) ratings for measuring product performance. For up-to-date performance information of individual products, visit [andersenwindows.com](http://andersenwindows.com). Use of this option will subtract 5/8" (16) from clear opening height. Contact your Andersen supplier for availability.

Visit [andersenwindows.com/coastal](http://andersenwindows.com/coastal) for more information on Stormwatch<sup>®</sup> Protection.

### SHAPES

Woodwright windows are available in the following shapes.



Double-Hung

Springline<sup>™</sup>  
Single-Hung



Arch Double-Hung

Unequal Leg Arch  
Double-Hung

### SASH OPTIONS\*



Cottage

Reverse Cottage

## ACCESSORIES Sold Separately

### FRAME

#### Extension Jamb



Standard jamb depth is 4 1/2" (114). Extension jambs are available in unfinished pine or prefinished white. Some sizes may be veneered.

Factory-applied and non-applied interior extension jambs are available in 1/16" (1.5) increments between 5 1/4" (133) and 7 1/8" (181). Extension jambs can be factory applied to either three sides (stool and apron application) or four sides (picture frame casing).

#### Pine Stool



A clear pine stool is available and ready for finishing. The Woodwright stool is available in 4 9/16" (116) for use in wall depths up to 5 1/4" (133) and 6 1/16" (167) for use in wall depths up to 7 1/8" (181). Works with 2 1/4" (57) and 2 1/2" (64) casing widths. Shown above on a 400 Series tilt-wash double-hung window.

### HARDWARE

#### Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

### STORM/INSECT SCREEN COMBINATION UNIT\*\*



A self-storing storm window combined with an insect screen provides greater energy efficiency, while allowing ventilation when needed.

Constructed with an aluminum frame, single-pane upper and lower glass panels, and charcoal powder-coated aluminum screen mesh. Available in white, Sandtone and Terratone to match product exteriors. Canvas, dark bronze, forest green and black are available by special order.

Combination units can improve Sound Transmission Class (STC) and Outdoor Indoor Transmission Class (OITC) ratings. Ideal for projects near airports, busy roadways or other noisy environments. For example, adding a combination unit to a 400 Series tilt-wash double-hung (3862) unit with Low-E4<sup>®</sup> glass will improve its STC rating from 26 to 32. Contact your Andersen supplier for additional STC and OITC rating information.

### INSECT SCREENS

#### Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

#### TruScene<sup>®</sup> Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air† and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

#### Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

### GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 63.

### EXTERIOR TRIM

Available with Andersen<sup>®</sup> exterior trim. See exterior trim section starting on page 175.

#### CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows with white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

\*Shown on 400 Series tilt-wash double-hung windows.

\*\*Do not add combination units to windows with Low-E4 Sun glass unless window glass is tempered. Combination units may also reduce the overall clear operable area of the window. See your local code official for egress requirements in your area.

†TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.



# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

**Table of Woodwright® Double-Hung Window Sizes**

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	1'-9 5/8"	2'-1 5/8"	2'-5 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"	3'-1 5/8"	3'-5 5/8"	3'-9 5/8"
	(549)	(651)	(752)	(803)	(854)	(905)	(956)	(1057)	(1159)
<b>Minimum Rough Opening</b>	1'-10 1/8"	2'-2 1/8"	2'-6 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-6 1/8"	3'-10 1/8"
	(562)	(664)	(765)	(816)	(867)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15 5/8"	19 5/8"	23 5/8"	25 5/8"	27 5/8"	29 5/8"	31 5/8"	35 5/8"	39 5/8"
	(397)	(498)	(600)	(651)	(702)	(752)	(803)	(905)	(1006)

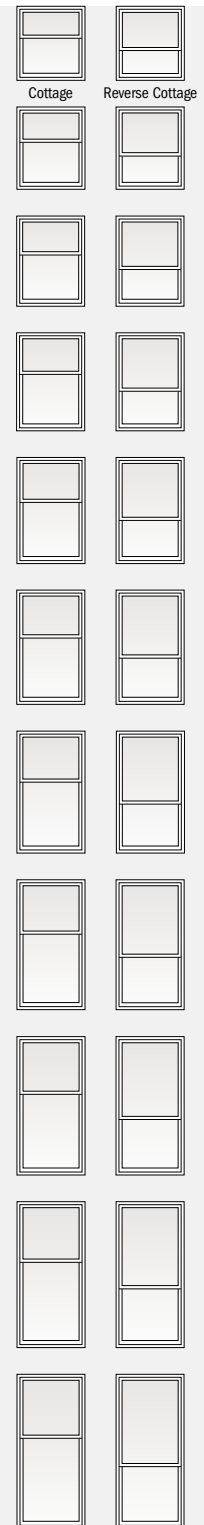
## CUSTOM WIDTHS – 16 1/2" to 45 5/8"

CUSTOM HEIGHTS – 32" to 76 7/8"	16 1/2"	18 1/2"	20 1/2"	22 1/2"	24 1/2"	26 1/2"	28 1/2"	30 1/2"	32 1/2"
3'-0 7/8"	WDH18210	WDH20210	WDH24210	WDH26210	WDH28210	WDH210210	WDH30210	WDH34210	WDH38210
3'-4 7/8"	WDH1832	WDH2032	WDH2432	WDH2632	WDH2832	WDH21032	WDH3032	WDH3432	WDH3832
3'-8 7/8"	WDH1836	WDH2036	WDH2436	WDH2636	WDH2836	WDH21036	WDH3036	WDH3436	WDH3836
4'-0 7/8"	WDH18310	WDH20310	WDH24310	WDH26310	WDH28310	WDH210310	WDH30310	WDH34310	WDH38310
4'-4 7/8"	WDH1842	WDH2042	WDH2442	WDH2642	WDH2842	WDH21042	WDH3042	WDH3442	WDH3842
4'-8 7/8"	WDH1846	WDH2046	WDH2446	WDH2646	WDH2846	WDH21046	WDH3046°	WDH3446°	WDH3846°
5'-0 7/8"	WDH18410	WDH20410	WDH24410	WDH26410	WDH28410	WDH210410°	WDH30410°	WDH34410°	WDH38410°
5'-4 7/8"	WDH1852	WDH2052	WDH2452	WDH2652	WDH2852°	WDH21052°	WDH3052°	WDH3452°	WDH3852°
5'-8 7/8"	WDH1856	WDH2056	WDH2456	WDH2656°	WDH2856°	WDH21056°	WDH3056°	WDH3456°	WDH3856°
6'-0 7/8"	WDH18510	WDH20510	WDH24510°	WDH26510°	WDH28510°	WDH210510°	WDH30510°	WDH34510°	WDH38510°
6'-4 7/8"	WDH1862	WDH2062	WDH2462°	WDH2662°	WDH2862°	WDH21062°	WDH3062°	WDH3462°	WDH3862°

2:3 cottage or 3:2 reverse cottage sash ratio available for all widths and heights. Size tables for windows with cottage or reverse cottage sash are available at [andersenwindow.com/sizing](http://andersenwindow.com/sizing).

**CUSTOM WIDTHS –**  
1'-4 1/2" (419) to 3'-9 5/8" (1159)

**CUSTOM HEIGHTS –**  
3'-0 7/8" (937) to 6'-4 7/8" (1953)



# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## Table of Woodwright® Transom Window Sizes

Scale 1/8" (3) = 1'-0" (305) – 1:96

Notes on the next page also apply to this page.

Window Dimension	<div><div>1'-9 5/8"</div><div>(549)</div></div>	<div><div>2'-1 5/8"</div><div>(651)</div></div>	<div><div>2'-5 5/8"</div><div>(752)</div></div>	<div><div>2'-7 5/8"</div><div>(803)</div></div>	<div><div>2'-9 5/8"</div><div>(854)</div></div>	<div><div>2'-11 5/8"</div><div>(905)</div></div>	<div><div>3'-1 5/8"</div><div>(956)</div></div>	<div><div>3'-5 5/8"</div><div>(1057)</div></div>	<div><div>3'-9 5/8"</div><div>(1159)</div></div>	<div><div>3'-11 5/16"</div><div>(1202)</div></div>		
Minimum Rough Opening	<div><div>1'-10 1/8"</div><div>(562)</div></div>	<div><div>2'-2 1/8"</div><div>(664)</div></div>	<div><div>2'-6 1/8"</div><div>(765)</div></div>	<div><div>2'-8 1/8"</div><div>(816)</div></div>	<div><div>2'-10 1/8"</div><div>(867)</div></div>	<div><div>3'-0 1/8"</div><div>(917)</div></div>	<div><div>3'-2 1/8"</div><div>(968)</div></div>	<div><div>3'-6 1/8"</div><div>(1070)</div></div>	<div><div>3'-10 1/8"</div><div>(1172)</div></div>	<div><div>3'-11 7/8"</div><div>(1215)</div></div>		
Unobstructed Glass	<div><div>15 5/8"</div><div>(397)</div></div>	<div><div>19 5/8"</div><div>(498)</div></div>	<div><div>23 5/8"</div><div>(600)</div></div>	<div><div>25 5/8"</div><div>(651)</div></div>	<div><div>27 5/8"</div><div>(702)</div></div>	<div><div>29 5/8"</div><div>(752)</div></div>	<div><div>31 5/8"</div><div>(803)</div></div>	<div><div>35 5/8"</div><div>(905)</div></div>	<div><div>39 5/8"</div><div>(1006)</div></div>	<div><div>41 1/4"</div><div>(1048)</div></div>		
CUSTOM WIDTHS — 12" to 75 5/16"												
CUSTOM HEIGHTS — 12" to 39 5/16"	1'-0"	<div><div><div></div></div></div> <div>WTR1810</div>	<div><div><div></div></div></div> <div>WTR2010</div>	<div><div><div></div></div></div> <div>WTR2410</div>	<div><div><div></div></div></div> <div>WTR2610</div>	<div><div><div></div></div></div> <div>WTR2810</div>	<div><div><div></div></div></div> <div>WTR21010</div>	<div><div><div></div></div></div> <div>WTR3010</div>	<div><div><div></div></div></div> <div>WTR3410</div>	<div><div><div></div></div></div> <div>WTR3810</div>	<div><div><div></div></div></div> <div>WTR31010</div>	
	1'-0 1/2"	<div><div><div></div></div></div> <div>(491)</div>										
	1'-7 5/16"	<div><div><div></div></div></div> <div>(541)</div>	<div><div><div></div></div></div> <div>WTR1815</div>	<div><div><div></div></div></div> <div>WTR2015</div>	<div><div><div></div></div></div> <div>WTR2415</div>	<div><div><div></div></div></div> <div>WTR2615</div>	<div><div><div></div></div></div> <div>WTR2815</div>	<div><div><div></div></div></div> <div>WTR21015</div>	<div><div><div></div></div></div> <div>WTR3015</div>	<div><div><div></div></div></div> <div>WTR3415</div>	<div><div><div></div></div></div> <div>WTR3815</div>	<div><div><div></div></div></div> <div>WTR31015</div>
	1'-9 5/16"	<div><div><div></div></div></div> <div>(541)</div>										
	1'-9 7/8"	<div><div><div></div></div></div> <div>(555)</div>	<div><div><div></div></div></div> <div>WTR1817</div>	<div><div><div></div></div></div> <div>WTR2017</div>	<div><div><div></div></div></div> <div>WTR2417</div>	<div><div><div></div></div></div> <div>WTR2617</div>	<div><div><div></div></div></div> <div>WTR2817</div>	<div><div><div></div></div></div> <div>WTR21017</div>	<div><div><div></div></div></div> <div>WTR3017</div>	<div><div><div></div></div></div> <div>WTR3417</div>	<div><div><div></div></div></div> <div>WTR3817</div>	<div><div><div></div></div></div> <div>WTR31017</div>
	1'-10 1/8"	<div><div><div></div></div></div> <div>(511)</div>										
	2'-1 5/16"	<div><div><div></div></div></div> <div>(643)</div>	<div><div><div></div></div></div> <div>WTR18111</div>	<div><div><div></div></div></div> <div>WTR20111</div>	<div><div><div></div></div></div> <div>WTR24111</div>	<div><div><div></div></div></div> <div>WTR26111</div>	<div><div><div></div></div></div> <div>WTR28111</div>	<div><div><div></div></div></div> <div>WTR210111</div>	<div><div><div></div></div></div> <div>WTR30111</div>	<div><div><div></div></div></div> <div>WTR34111</div>	<div><div><div></div></div></div> <div>WTR38111</div>	<div><div><div></div></div></div> <div>WTR310111</div>
	2'-1 7/8"	<div><div><div></div></div></div> <div>(657)</div>										
	2'-3 5/16"	<div><div><div></div></div></div> <div>(694)</div>	<div><div><div></div></div></div> <div>WTR1821</div>	<div><div><div></div></div></div> <div>WTR2021</div>	<div><div><div></div></div></div> <div>WTR2421</div>	<div><div><div></div></div></div> <div>WTR2621</div>	<div><div><div></div></div></div> <div>WTR2821</div>	<div><div><div></div></div></div> <div>WTR21021</div>	<div><div><div></div></div></div> <div>WTR3021</div>	<div><div><div></div></div></div> <div>WTR3421</div>	<div><div><div></div></div></div> <div>WTR3821</div>	<div><div><div></div></div></div> <div>WTR31021</div>
	2'-3 7/8"	<div><div><div></div></div></div> <div>(707)</div>										
	2'-5 5/16"	<div><div><div></div></div></div> <div>(745)</div>	<div><div><div></div></div></div> <div>WTR1823</div>	<div><div><div></div></div></div> <div>WTR2023</div>	<div><div><div></div></div></div> <div>WTR2423</div>	<div><div><div></div></div></div> <div>WTR2623</div>	<div><div><div></div></div></div> <div>WTR2823</div>	<div><div><div></div></div></div> <div>WTR21023</div>	<div><div><div></div></div></div> <div>WTR3023</div>	<div><div><div></div></div></div> <div>WTR3423</div>	<div><div><div></div></div></div> <div>WTR3823</div>	<div><div><div></div></div></div> <div>WTR31023</div>
	2'-5 7/8"	<div><div><div></div></div></div> <div>(758)</div>										
	2'-9 5/16"	<div><div><div></div></div></div> <div>(846)</div>	<div><div><div></div></div></div> <div>WTR1827</div>	<div><div><div></div></div></div> <div>WTR2027</div>	<div><div><div></div></div></div> <div>WTR2427</div>	<div><div><div></div></div></div> <div>WTR2627</div>	<div><div><div></div></div></div> <div>WTR2827</div>	<div><div><div></div></div></div> <div>WTR21027</div>	<div><div><div></div></div></div> <div>WTR3027</div>	<div><div><div></div></div></div> <div>WTR3427</div>	<div><div><div></div></div></div> <div>WTR3827</div>	<div><div><div></div></div></div> <div>WTR31027</div>
	2'-9 7/8"	<div><div><div></div></div></div> <div>(860)</div>										
	3'-3 5/16"	<div><div><div></div></div></div> <div>(999)</div>	<div><div><div></div></div></div> <div>WTR1831</div>	<div><div><div></div></div></div> <div>WTR2031</div>	<div><div><div></div></div></div> <div>WTR2431</div>	<div><div><div></div></div></div> <div>WTR2631</div>	<div><div><div></div></div></div> <div>WTR2831</div>	<div><div><div></div></div></div> <div>WTR21031</div>	<div><div><div></div></div></div> <div>WTR3031</div>	<div><div><div></div></div></div> <div>WTR3431</div>	<div><div><div></div></div></div> <div>WTR3831</div>	<div><div><div></div></div></div> <div>WTR31031</div>
	3'-3 7/8"	<div><div><div></div></div></div> <div>(1012)</div>										
	34 1/8"	<div><div><div></div></div></div> <div>(867)</div>										

\* "Window Dimension" always refers to outside frame-to-frame dimension.

\* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

\* Dimensions in parentheses are in millimeters.

## Woodwright® Transom Window Area Specifications

Window Number	Glass Area Sq. Ft./ (m²)	Overall Window Area Sq. Ft./ (m²)
WTR1810	0.74 (0.07)	1.80 (0.17)
WTR1815	1.53 (0.14)	2.90 (0.27)
WTR1817	1.75 (0.16)	3.20 (0.30)
WTR18111	2.18 (0.20)	3.80 (0.35)
WTR1821	2.40 (0.22)	4.10 (0.38)
WTR1823	2.62 (0.24)	4.40 (0.41)
WTR1827	3.05 (0.28)	5.00 (0.46)
WTR1831	3.70 (0.34)	5.90 (0.55)
WTR2010	0.93 (0.09)	2.14 (0.20)
WTR2015	1.93 (0.18)	3.44 (0.32)
WTR2017	2.20 (0.20)	3.79 (0.35)
WTR20111	2.74 (0.25)	4.50 (0.42)
WTR2021	3.02 (0.28)	4.86 (0.45)
WTR2023	3.29 (0.31)	5.22 (0.48)
WTR2027	3.83 (0.36)	5.93 (0.55)
WTR2031	4.65 (0.43)	7.00 (0.65)
WTR2410	1.12 (0.10)	2.47 (0.23)
WTR2415	2.32 (0.22)	3.97 (0.37)
WTR2417	2.65 (0.25)	4.38 (0.41)
WTR24111	3.30 (0.31)	5.21 (0.48)

Window Number	Glass Area Sq. Ft./ (m²)	Overall Window Area Sq. Ft./ (m²)
WTR2421	3.63 (0.34)	5.62 (0.52)
WTR2423	3.96 (0.37)	6.03 (0.56)
WTR2427	4.61 (0.43)	6.85 (0.64)
WTR2431	5.60 (0.52)	8.09 (0.75)
WTR2610	1.21 (0.11)	2.64 (0.24)
WTR2615	2.51 (0.23)	4.24 (0.39)
WTR2617	2.87 (0.27)	4.68 (0.43)
WTR26111	3.58 (0.33)	5.56 (0.52)
WTR2621	3.94 (0.37)	6.00 (0.56)
WTR2623	4.29 (0.40)	6.44 (0.60)
WTR2627	5.00 (0.46)	7.32 (0.68)
WTR2631	6.07 (0.56)	8.63 (0.80)
WTR2810	1.31 (0.12)	2.80 (0.26)
WTR2815	2.71 (0.25)	4.51 (0.42)
WTR2817	3.09 (0.29)	4.98 (0.46)
WTR28111	3.86 (0.36)	5.91 (0.55)
WTR2821	4.24 (0.39)	6.38 (0.59)
WTR2823	4.63 (0.43)	6.84 (0.64)
WTR2827	5.40 (0.50)	7.78 (0.72)
WTR2831	6.55 (0.61)	9.18 (0.85)

Window Number	Glass Area Sq. Ft./ (m²)	Overall Window Area Sq. Ft./ (m²)
WTR21010	1.40 (0.13)	2.97 (0.28)
WTR21015	2.91 (0.27)	4.78 (0.44)
WTR21017	3.32 (0.31)	5.27 (0.49)
WTR210111	4.14 (0.38)	6.26 (0.58)
WTR21021	4.55 (0.42)	6.76 (0.63)
WTR21023	4.96 (0.46)	7.25 (0.67)
WTR21027	5.79 (0.54)	8.24 (0.77)
WTR21031	7.02 (0.65)	9.73 (0.90)
WTR3010	1.50 (0.14)	3.14 (0.29)
WTR3015	3.10 (0.29)	5.05 (0.47)
WTR3017	3.54 (0.33)	5.57 (0.52)
WTR30111	4.42 (0.41)	6.61 (0.61)
WTR3021	4.86 (0.45)	7.14 (0.66)
WTR3023	5.30 (0.49)	7.66 (0.71)
WTR3027	6.18 (0.57)	8.70 (0.81)
WTR3031	7.49 (0.70)	10.27 (0.95)
WTR3410	1.69 (0.16)	3.47 (0.32)
WTR3415	3.49 (0.32)	5.58 (0.52)

\* Dimensions in parentheses are in square meters.

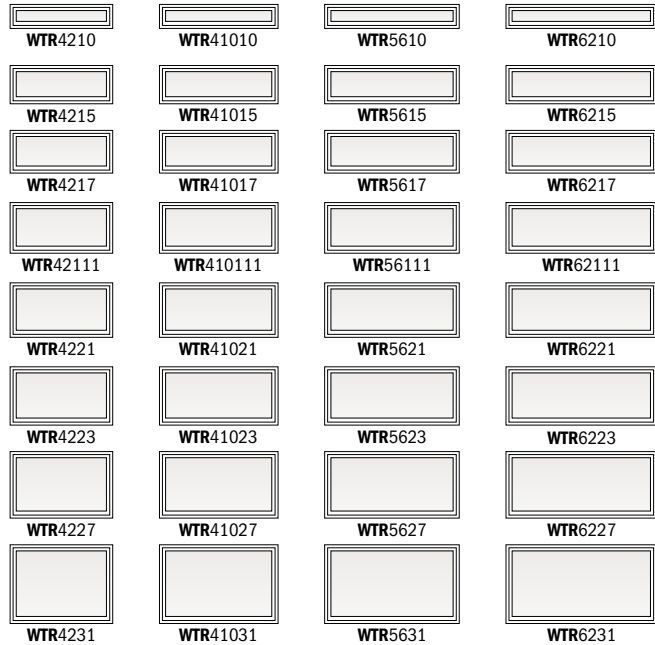
continued on next page

4'-3 5/16" (1303)	4'-11 5/16" (1506)	5'-7 5/16" (1710)	6'-3 5/16" (1913)
4'-3 7/8" (1317)	4'-11 7/8" (1520)	5'-7 7/8" (1724)	6'-3 7/8" (1927)
45 1/4" (1149)	53 1/4" (1353)	61 1/4" (1556)	69 1/4" (1745)



Custom-size windows are available in 1/8" (3) increments. See page 62 for custom sizing.

Grille patterns shown on page 63.



\*"Window Dimension" always refers to outside frame-to-frame dimension.  
 \*"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.  
 \*Dimensions in parentheses are in millimeters.

## Woodwright® Transom Window Area Specifications *(continued)*

Window Number	Glass Area Sq. Ft./ (m <sup>2</sup> )	Overall Window Area Sq. Ft./ (m <sup>2</sup> )
WTR3417	3.99 (0.37)	6.16 (0.57)
WTR34111	4.98 (0.46)	7.32 (0.68)
WTR3421	5.47 (0.51)	7.90 (0.73)
WTR3423	5.97 (0.55)	8.47 (0.79)
WTR3427	6.96 (0.65)	9.63 (0.89)
WTR3431	8.44 (0.78)	11.36 (1.06)
WTR3810	1.87 (0.17)	3.80 (0.35)
WTR3815	3.89 (0.36)	6.12 (0.57)
WTR3817	4.44 (0.41)	6.75 (0.63)
WTR38111	5.54 (0.51)	8.02 (0.75)
WTR3821	6.09 (0.57)	8.65 (0.80)
WTR3823	6.64 (0.62)	9.29 (0.86)
WTR3827	7.74 (0.72)	10.55 (0.98)
WTR3831	9.39 (0.87)	12.46 (1.16)
WTR31010	1.95 (0.18)	3.94 (0.37)
WTR31015	4.05 (0.38)	6.35 (0.59)
WTR31017	4.63 (0.43)	7.00 (0.65)
WTR310111	5.77 (0.54)	8.32 (0.77)
WTR31021	6.35 (0.59)	8.97 (0.83)
WTR31023	6.92 (0.64)	9.63 (0.89)

Window Number	Glass Area Sq. Ft./ (m <sup>2</sup> )	Overall Window Area Sq. Ft./ (m <sup>2</sup> )
WTR31027	8.07 (0.75)	10.95 (1.02)
WTR31031	9.79 (0.91)	12.92 (1.20)
WTR4210	2.14 (0.20)	4.28 (0.40)
WTR4215	4.44 (0.41)	6.88 (0.64)
WTR4217	5.07 (0.47)	7.59 (0.71)
WTR42111	6.33 (0.59)	9.02 (0.84)
WTR4221	6.96 (0.65)	9.73 (0.90)
WTR4223	7.59 (0.71)	10.45 (0.97)
WTR4227	8.85 (0.82)	11.87 (1.10)
WTR4231	10.74 (1.00)	14.01 (1.30)
WTR41010	2.52 (0.23)	4.94 (0.46)
WTR41015	5.23 (0.49)	7.95 (0.74)
WTR41017	5.97 (0.55)	8.78 (0.82)
WTR410111	7.45 (0.69)	10.43 (0.97)
WTR41021	8.19 (0.76)	11.25 (1.05)
WTR41023	8.93 (0.83)	12.07 (1.12)
WTR41027	10.41 (0.97)	13.72 (1.27)
WTR41031	12.63 (1.17)	16.19 (1.50)
WTR5610	2.90 (0.27)	5.61 (0.52)
WTR5615	6.01 (0.56)	9.03 (0.84)

Window Number	Glass Area Sq. Ft./ (m <sup>2</sup> )	Overall Window Area Sq. Ft./ (m <sup>2</sup> )
WTR5617	6.87 (0.64)	9.96 (0.93)
WTR56111	8.57 (0.80)	11.83 (1.10)
WTR5621	9.42 (0.88)	12.77 (1.19)
WTR5623	10.27 (0.95)	13.70 (1.27)
WTR5627	11.98 (1.11)	15.57 (1.45)
WTR5631	14.53 (1.35)	18.38 (1.71)
WTR6210	3.28 (0.30)	6.28 (0.58)
WTR6215	6.80 (0.63)	10.10 (0.94)
WTR6217	7.76 (0.72)	11.15 (1.04)
WTR62111	9.69 (0.90)	13.24 (1.23)
WTR6221	10.65 (0.99)	14.28 (1.33)
WTR6223	11.61 (1.08)	15.33 (1.42)
WTR6227	13.54 (1.26)	17.42 (1.62)
WTR6231	16.43 (1.53)	20.56 (1.91)

\* Dimensions in parentheses are in square meters.

# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

**Table of Woodwright® Picture Window Sizes**

Scale 1/8" (3) = 1'-0" (305) – 1:96

Window Dimension	1'-0" (305)	3'-1 5/8" (956)	3'-5 5/8" (1057)	3'-11 5/16" (1202)	4'-3 5/16" (1303)	4'-11 5/16" (1507)	5'-7 5/16" (1710)
Minimum Rough Opening	1'-0 1/2" (318)	3'-2 1/8" (968)	3'-6 1/8" (1070)	3'-11 7/8" (1216)	4'-3 7/8" (1318)	4'-11 7/8" (1521)	5'-7 7/8" (1724)
Unobstructed Glass	6" (152)	31 5/8" (803)	35 5/8" (905)	41 1/4" (1048)	45 1/4" (1149)	53 1/4" (1353)	61 1/4" (1556)

CUSTOM WIDTHS – 12" to 67 5/16"						
CUSTOM HEIGHTS – 14 1/2" to 76 7/8"	4'-0 7/8" (1241)	4'-0 7/8" (1241)	4'-0 7/8" (1241)	4'-0 7/8" (1241)	4'-0 7/8" (1241)	4'-0 7/8" (1241)
	WPW10310	WPW30310	WPW34310	WPW310310	WPW42310	WPW410310
	WPW1042	WPW3042	WPW3442	WPW31042	WPW4242	WPW41042
	WPW1046	WPW3046	WPW3446	WPW31046	WPW4246	WPW41046
	WPW10410	WPW30410	WPW34410	WPW310410	WPW42410	WPW410410
	WPW1052	WPW3052	WPW3452	WPW31052	WPW4252	WPW41052
	WPW1056	WPW3056	WPW3456	WPW31056	WPW4256	WPW41056
	WPW10510	WPW30510	WPW34510	WPW310510	WPW42510	WPW410510
CUSTOM HEIGHTS – 14 1/2" to 76 7/8"	4'-4 7/8" (1343)	4'-4 7/8" (1343)	4'-4 7/8" (1343)	4'-4 7/8" (1343)	4'-4 7/8" (1343)	4'-4 7/8" (1343)
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062
	WPW1062	WPW3062	WPW3462	WPW31062	WPW4262	WPW41062



Custom-size windows are available in 1/8" (3) increments. See page 62 for custom sizing.

Grille patterns shown on page 63.

\* "Window Dimension" always refers to outside frame-to-frame dimension.

\* "Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See pages 210-211 for more details.

\* Dimensions in parentheses are in millimeters.

# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

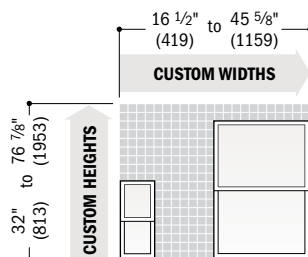
## Custom Sizes



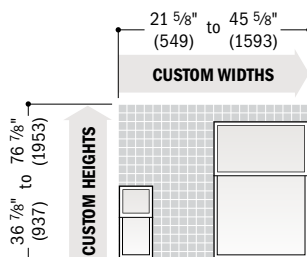
Available in  $\frac{1}{8}$ " (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply; contact your Andersen supplier. Measurement guide for custom-size windows can be found at [andersenwindows.com/measure](http://andersenwindows.com/measure).

## Woodwright® Double-Hung Windows

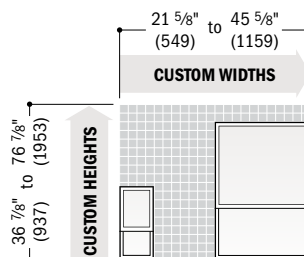
### Equal



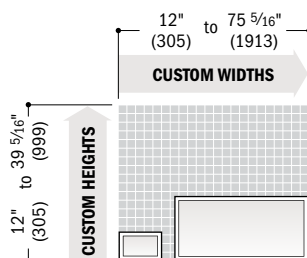
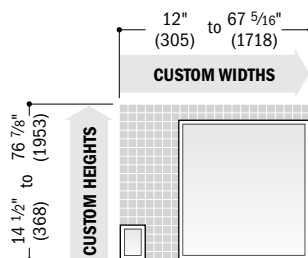
### 2:3 Cottage



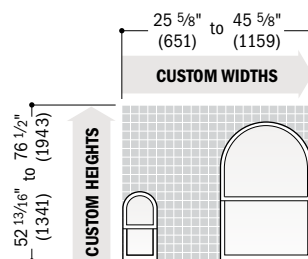
### 3:2 Reverse Cottage



## Woodwright® Picture and Transom Windows

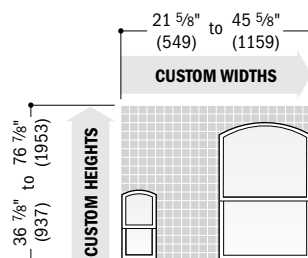


## Woodwright® Springline™ Single-Hung Windows



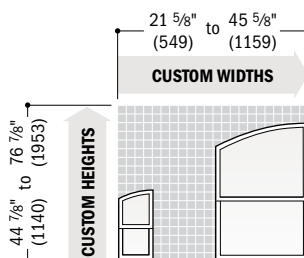
Side-by-side joining of two Springline windows is not recommended.

## Woodwright® Arch Double-Hung Windows



Side-by-side joining of two arch windows is not recommended.

## Woodwright® Unequal Leg Arch Double-Hung Windows



Short side joining of unequal leg arch windows is not recommended.

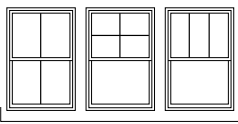
\* Dimensions in parentheses are in millimeters.



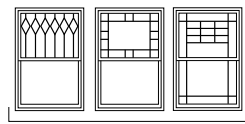
## Grille Patterns

	Prairie A	6-Light Prairie	Colonial	Renaissance		Prairie A	6-Light Prairie	Colonial	Renaissance
<b>Woodwright® Double-Hung</b>									
	Equal	Cottage	Equal	Cottage		Equal	Cottage	Equal	Cottage
<b>Woodwright Arch Double-Hung</b>					<b>Woodwright Unequal Leg Arch Double-Hung</b>				
					<b>Woodwright Springline™ Single-Hung</b>				

	Prairie A	Colonial	Modified Colonial	Modified Colonial with Simulated Meeting Rail	Tall Fractional	Tall Fractional with Simulated Meeting Rail	Short Fractional	Short Fractional with Simulated Meeting Rail	Victorian
<b>Woodwright Picture</b>									
<b>Woodwright Transom</b>									



Specified Equal Light Examples



Custom Pattern Examples

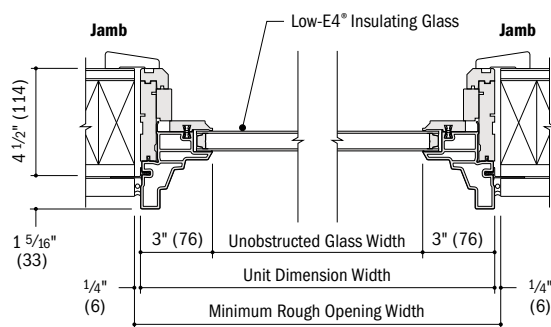
Specified equal light and custom patterns are also available. For more grille options, see page 14 or visit [andersenwindows.com/grilles](http://andersenwindows.com/grilles).

Patterns for double- and single-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double- or single-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.**

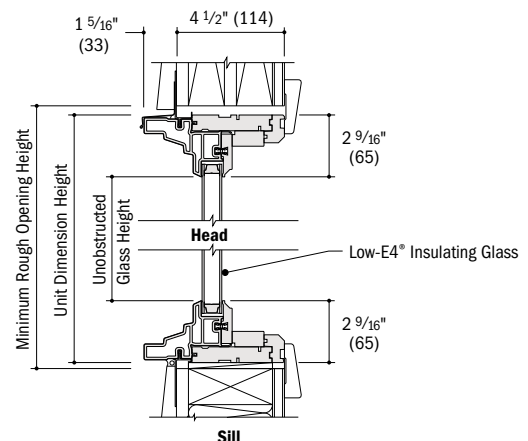
400 Series Woodwright® Double-Hung Full-Frame Windows

## Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



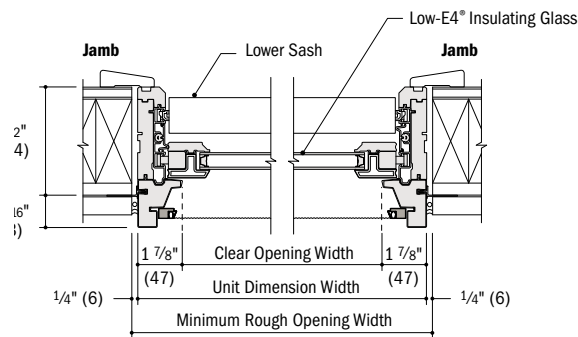
Vertical Section

- Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).
- Dimensions in parentheses are in millimeters.

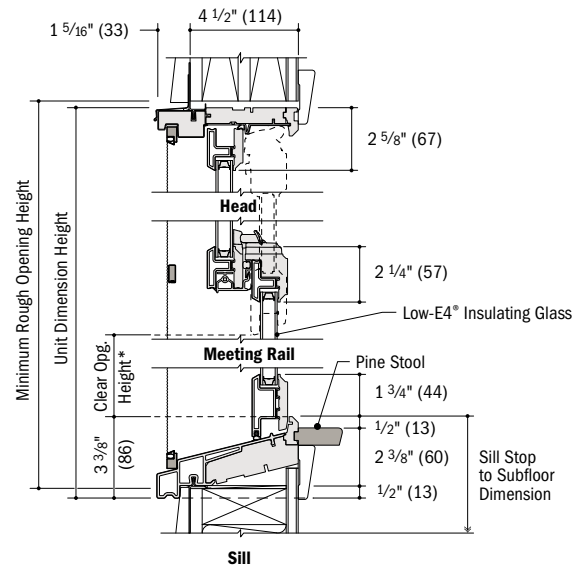
# WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

## Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



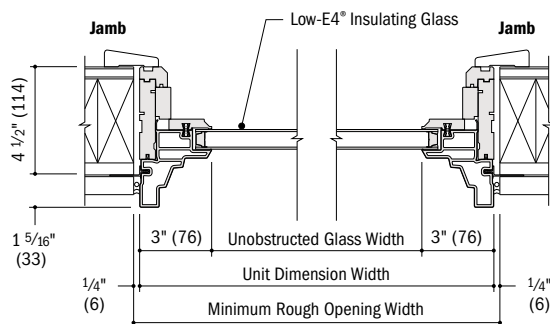
Horizontal Section



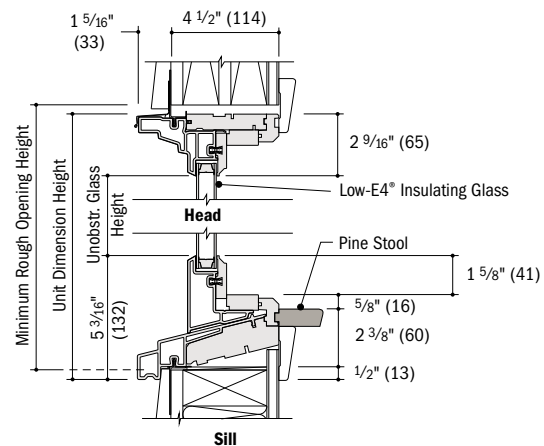
Vertical Section

## Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**

• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).

• Dimensions in parentheses are in millimeters.

• Clear opening height dimension is less on arch, unequal leg arch and Springline™ hung windows.

### Horizontal (stack) Joining Detail

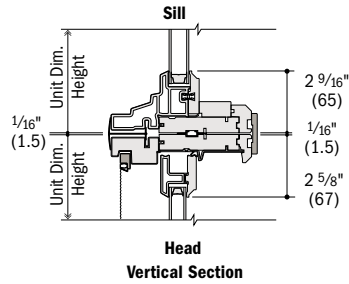
Scale  $1\frac{1}{2}" (38) = 1'-0" (305) - 1:8$

#### Overall Window Dimension Height

Sum of individual window heights plus  $\frac{1}{16}" (1.5)$  for each join.

#### Overall Rough Opening Height

Overall window dimension height.\*



Woodwright® Transom (WTR) over Woodwright Double-Hung

### Vertical (ribbon) Joining Detail

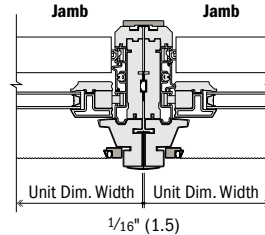
Scale  $1\frac{1}{2}" (38) = 1'-0" (305) - 1:8$

#### Overall Window Dimension Width

Sum of individual window widths plus  $\frac{1}{16}" (1.5)$  for each join.

#### Overall Rough Opening Width

Overall window dimension width plus  $\frac{1}{2}" (13)$ .



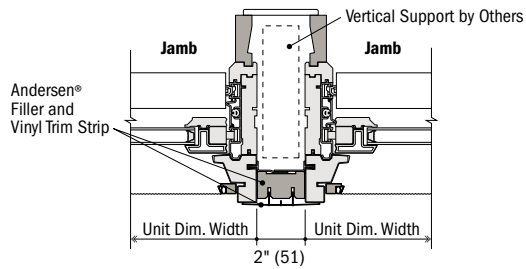
Woodwright® Double-Hung to Woodwright Double-Hung

For more joining information, see the combination designs section starting on page 181.

### Separate Rough Openings Detail

Scale  $1\frac{1}{2}" (38) = 1'-0" (305) - 1:8$

To meet structural requirements or to achieve a wider joined appearance, windows may be installed into separate rough openings having vertical support (by others) in combination with Andersen® exterior filler and exterior vinyl trim.



Woodwright® Double-Hung and Woodwright Double-Hung

\* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.

• **Minimum rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.**

• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at [andersenwindows.com](http://andersenwindows.com).

• Consult with an architect or structural engineer regarding minimum requirements for structural support members between adjacent rough openings.

• Dimensions in parentheses are in millimeters.

\* For stacks where bottom unit in combination is a double-hung or picture window with a sloped sill. If bottom window has a flat sill, add  $\frac{1}{2}" (13)$  to the overall window dimension height.

Now is the time to save. Loyalty members get up to 40% off during MyLowe's Rewards Week. Shop Now >

Lowe's Credit Center

Order Status

Weekly Ad

Lowe's



What can we help you find?



Shop All

Appliances

Bathroom

Building Supplies

Flooring

Lawn & Garden

Lighting

Outdoor

Tools

Plumbing

Doors & Windows

Organization Up

Mcminnville Lowe's 9 PM

97128



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and ser are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and correct any errors, inaccuracies or omissions including after an order has been submitted.

<

Back to Results

/

Windows & Doors

/

Exterior Doors

/

Front Doors



Feedback

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

[Shop RELIABILT](#)

★ ★ ★ ★ ☆

4.2

▼

14

\$418.00





View All Images

What's Included



Jamb Width: 6-9/16-in



Lockset Bore: Double



Adjustable Sill



Weatherstripping

[See More](#)

Key Features



Finish: Primed



Material: Steel



Right-hand inswing

[View All Specifications](#)

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core  
Item #79858 | Model #LO79858

[Shop RELIABILT](#)

★ ★ ★ ★ ☆ 4.2 14

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

[Shop RELIABILT](#)

★ ★ ★ ★ ☆ 4.2 14

~~\$418.00~~ **\$399.00** When you choose 5% savings on eligible purchases every day. [Learn How](#)

OR

**\$70/mo** Suggested payments with 6 month special financing. [Learn How](#)

Common Size (W x H): 36-in x 80-in



- 32-in x 80-in
- 36-in x 80-in

Handing: Right-hand inswing

- Right-hand inswing
- Left-hand inswing

 Start your exterior door installation with a **FREE** in-home consultation.

[How I](#)

[Get It Installed](#)

Pickup

Ready within **3 hrs**  
4 Available

Delivery


As soon as **Tomorrow**  
5 Available


 **FREE** Pickup at McMinnville Lowe's  
[Check Other Stores](#)

 4 in Stock    [Aisle 47](#) | [Bay 16](#)

—   1   +

Add to Cart

 Door only, other objects in photo are not included. The content is being used for illustrative purposes only

 Members save more. [Join for FREE](#)

BETTER TOGETHER

CURRENT ITEM



Selected



Selected



Selected



**RELIABILT** 36-in x 80-in x 6-9/16-in  
Steel No glass Right-hand inswing  
Primed Primed Prehung Single door

**Kwikset** Tylo Satin Chrome  
Traditional Exterior Single-cylinder  
deadbolt Keyed entry door knob

**Nelson Wood Shims** 0.3125-Inches x  
1.375-Inches x 7.875-Inches 12 -Pack  
Pine Wood Shim

**GREAT STUFF** Window and Door 12-  
oz. Straw Indoor/Outdoor Spray  
Foam Insulation Canister

Better Together

Subtotal: \$**454<sup>.54</sup>**

Add 4 Items to Cart

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

Shop RELIABILT

★★★★☆ 4.2    14

\$418.00



Best Price. Guaranteed



FREE Returns



Pay Your Way

exclusions apply.

[Learn More](#)

[Learn More](#)

available at checkout. Your choice.

[Learn More](#)

### Overview

Premium steel doors offer that relied-upon strength, durability and ease of maintenance that complement your home's style. This traditional steel entry door unit comes pre-ready for installation. It can be used for residential or commercial applications and is rust and corrosion-resistant galvanized steel.

- Reliabt entry doors offer an unbeatable combination of security, energy efficiency and lasting protection
- An internal 12-in solid wood lock block and a hidden reinforced steel plate in the door frame improve security and resistance against forced entry
- Every door is filled with a fully insulated core to provide a protective barrier from heat and cold and exceptional insulation from outside noise
- Steel doors are the easy to care for low maintenance entry door option; steel resists shrinking, swelling and warping
- A discreet weather strip that lines the area where the door meets the door frame and a leak-resistant door sweep on the bottom of the door help prevent moisture and drc from entering into your home
- Steel doors feature two coats of baked-on enamel primer for easy finishing; doors should be finished on all 6 sides
- Door is installed in a primed door frame for easy installation into an existing entry door opening
- Product features a lifetime limited warranty for peace of mind

CA Residents:  [Prop 65 Warning\(s\)](#) 



Warranty Guide  
PDF



Prop65 Warning Label  
PDF

### Specifications

General			
Color/Finish Family	White	Interior Color/Finish	Primed
Finish	Primed	Manufacturer Color/Finish	Primed
Handle Finish	N/A (no handle)	Sill Finish	Aluminum
Hardware Finish	Satin nickel		

Dimensions			
Actual Depth (Inches)	6.5625	Common Size (W x H)	36-in x 80-in


RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

[Shop RELIABILT](#)

 4.2  14

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core			
Actual Width with Sidelights (Inches)	37.5	Rough Opening Height (Inches)	82.5
Common Depth (Inches)	6.5625	Rough Opening Width (Inches)	38

Features			
3-Point Locking System	No	Handing	Right-hand inswing
Brickmould Included	Yes	Handle(s) Included	No
Commercial/Residential	Residential	Hinge Location (Exterior View)	Right side
Configuration	Single door	Impact Resistance	No
Core Type	Insulating core	Impact Resistant Glass	No
Door Style Coastal	No	Jamb Width Measurement	6-9/16-in
Door Style Contemporary	Yes	Locking System Included	No
Door Style Craftsman	No	Lockset Bore	Ready for lockset and deadbolt
Door Style Farmhouse	No	Lowe's Exclusive	No
Door Style Mid Century	No	Material	Steel
Door Style Modern	Yes	Panel Type	6-panel
Door Style Rustic	No	Prehung Door	Yes
Door Style Traditional	Yes	Side Door	Yes
Door Style Victorian	No	Sill Type	Adjustable
Fire Rated	No	Slab Door	No
For Use with Mobile Homes	No	Solar Heat Gain Coefficient (SHGC)	0.01
Glass Caming	No glass	Weatherstripping Included	Yes
Glass Shape	No glass		

Certifications			
CA Residents: Prop 65 Warning(s)	 Prop 65 WARNING(S) -	ENERGY STAR Certified South/Central Zone	Yes
ENERGY STAR Certified North/Central Zone	Yes	ENERGY STAR Certified Southern Zone	Yes
ENERGY STAR Certified Northern Zone	Yes	U Value	0.16

Warranty			
----------	--	--	--

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

Shop RELIABILT 

★

★

★

★

★

☆


4.2

▼

[14](#)

\$418.00

Miscellaneous			
UNSPSC	30171500		

 Check out the [Best Selling Front Doors](#) on Lowes.com

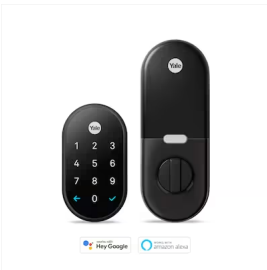
Compare

Reviews  4.2 ( 14 )


Community Q & A

FEATURED PRODUCTS

Sponsored




**\$293<sup>99</sup>**


 2512

Google Nest x Yale Lock Black Suede Smart Lock Electronic Deadbolt with Wifi Bluetooth Touchscreen Keypad

Add to Cart




**\$268<sup>44</sup>**


 115

Yale Assure Lock 2 Assure Lock 2 Satin Nickel Smart Lock Electronic deadbolt with Wifi Bluetooth Biometric Lock Touchscreen Keypad

Add to Cart




**\$279.00**


 115

Yale Assure Lock 2 Assure Lock 2 Black Suede Smart Lock Electronic deadbolt with Wifi Bluetooth Biometric Lock Touchscreen Keypad

Add to Cart



**\$239.00**

 1k

Yale Assure Loc Smart Lock Ele Bluetooth Key

Add to Cart

MORE TO EXPLORE

Customers Also Viewed

Customers Ultimately Bought


More like this item:

Most Viewed

Same Brand


Similar Price

Same Size




RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

[Shop RELIABILT](#)

 14


**\$418.00**

**\$418.00**


 14

door Front Door with Brickmould Insulating core

Add to Cart




RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

 438


**\$328.00**

**\$328.00**


 438

paint Unfinished Prehung Single door Front Door...

Add to Cart




RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

 42


**\$188.00**

**\$188.00**


 42

Door Insulating core

Add to Cart




RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

 5

**\$328.00**

**\$328.00**

 5

Door Insulating core

Add to Cart

REGULARLY BOUGHT TOGETHER

- All
- Same Brand
- Shims
- Front Doors
- Handlesets
- Storm Doors
- Door Handles
- Patio Doors



\$1.78

\$328.00

\$20.98

\$28.98

★★★★★ 700

★★★★☆ 53

★★★★★ 18

Nelson Wood Shims 0.3125-Inches x 1.375-Inches x 7.875-Inches 12 -Pack Pine Wood Shim

RELIABILT 36-in x 80-in x 4-5/8-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

RELIABILT 3-ft x 1-in x 1/8-in White Aluminum/Vinyl Door Weatherstrip

Kwikset Montre Hall/Closet Pas

Add to Cart

Add to Cart

Add to Cart

PREVIOUSLY VIEWED



\$418.00

\$399.00

★★★★★ 14

★★★★★ 53

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

RELIABILT 32-in x 80-in x 4-5/8-in Steel No glass Left-hand inswing Primed Primed Fire Rated Prehung Single door Front Door Insulating core

Add to Cart

Add to Cart

RELATED SEARCHES

RELIABILT 36-in x 80-in x 6-9/16-in Steel No glass Right-hand inswing Primed Primed Prehung Single door Front Door with Brickmould Insulating core

Shop RELIABILT

★★★★★ 4.2

14

\$418.00

Back to Top



About Lowe's

Stores & Services

Customer Service

Privacy & Use

CONNECT WITH US



ABOUT LOWE'S

- Who We Are
- Careers
- Our Responsibilities
- Investors
- Newsroom
- Lowe's Suppliers
- Safety Unites Us
- Lowe's Creators
- Lowe's Brands
- Lowe's Marketplace

STORES & SERVICES

- Find a Store
- Store Directory
- Brand Directory
- Store Services
- Subscriptions
- DIY Workshops
- MyLowe's Rewards Program
- Resources for Pros
- MyLowe's Pro Rewards Program
- Site Directory
- Best Sellers
- Lowe's Rental

CUSTOMER SERVICE

- FAQ/Contact Us
- Rebates
- Returns & Exchanges
- Pickup, Shipping & Delivery
- Special Orders
- Recalls & Product Safety
- Protection Plans
- Military Discount
- Coupons

CONNECT WITH US



PRIVACY & USE

- Terms
- Privacy Statement
- Interest-Based Ads
- Your CA Privacy Rights
- Do Not Sell/Share My Personal Information
- Limit the Use of My Sensitive Personal Information
- Notice of Financial Incentive/Loyalty Program