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

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www.mcminnvilleoregon.gov

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF ALTERATIONS TO A HISTORIC LANDMARK LOCATED AT 714 SE WASHINGTON STREET

DOCKET: HL 4-19 (Certificate of Approval for Alteration)

REQUEST: Approval of alterations to an existing historic landmark and building that is listed on the McMinnville Historic Resources Inventory as a "Significant" historic resource (resource number B886). The proposed alterations include replacement of vinyl windows with wood windows, replacement and enlargement of doors, replacement and expansion of a deck on the side and rear of the building, addition of an open wood trellis above the deck, and the addition of a new detached two car garage with an accessory dwelling unit above the garage.

LOCATION: 714 SE Washington Street. The property identified as Tax Lot 10500, Section 21CB, T. 4 S., R. 4 W., W.M.

ZONING: R-4 (Multiple Family Residential)

APPLICANT: Patrick Donaldson, on behalf of property owner Julia Wright

STAFF: Chuck Darnell, Senior Planner

DATE DEEMED COMPLETE: October 1, 2019

HEARINGS BODY & ACTION: McMinnville Historic Landmarks Committee

HEARING DATE & LOCATION: October 17, 2019, Civic Hall, 200 NE 2nd Street, McMinnville, Oregon.

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

CRITERIA: The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

APPEAL: As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee's decision may be appealed to the Planning Commission

Attachments:
Attachment 1 – Application and Attachments

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

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

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the Certificate of Approval for New Construction (HL 4-19), **subject to conditions**.

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RECOMMENDATION: APPROVAL WITH CONDITIONS

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Historic Landmarks Committee: _____ Date: _____
Joan Drabkin, Chair

Planning Department: _____ Date: _____
Heather Richards, Planning Director

Attachments:
Attachment 1 – Application and Attachments

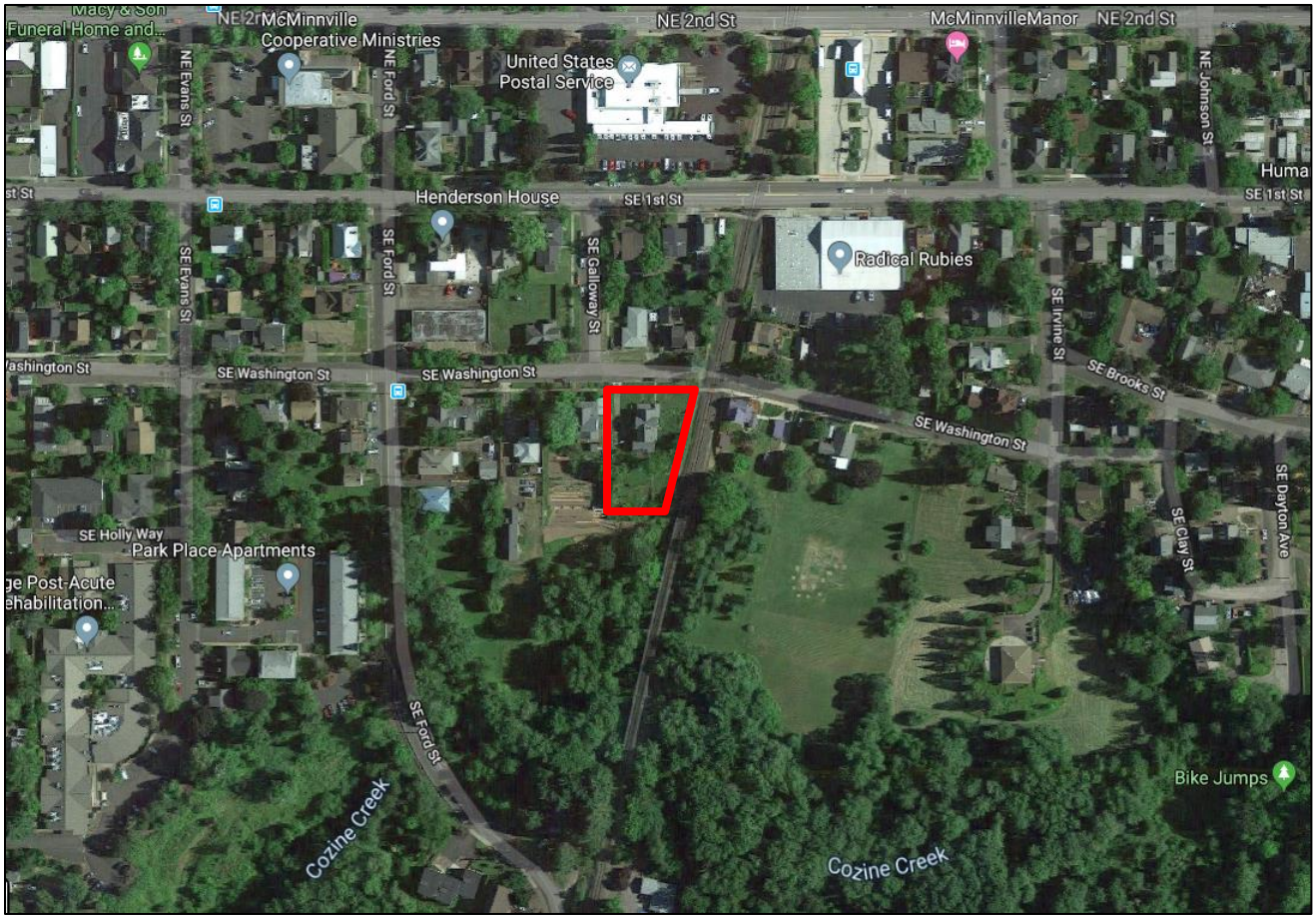
I. APPLICATION SUMMARY:

The applicant has provided information in their application narrative and findings (attached as Attachment 1) regarding the history of the subject site and the request under consideration. Staff has found the information provided to accurately reflect the current land use 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 714 SE Washington Street. The property identified as Tax Lot 10500, Section 21CB, T. 4 S., R. 4 W., W.M. ***See Vicinity Map (Figure 1) below.***

Figure 1. Vicinity Map



The existing building on the subject property is listed on the Historic Resources Inventory as a Significant resource (resource number B886).

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

> "The intent of this project is to convert the home and property from a single family residence into a Bed & Breakfast. Through the oral history of the community, it is believed that this residence used to serve as a boarding house for the railroad, as it borders the Southern Pacific rail line. The

residence to the east, directly across the tracks, would have also served the railroad in some capacity. A bed & breakfast would be in keeping with how the home was used historically.

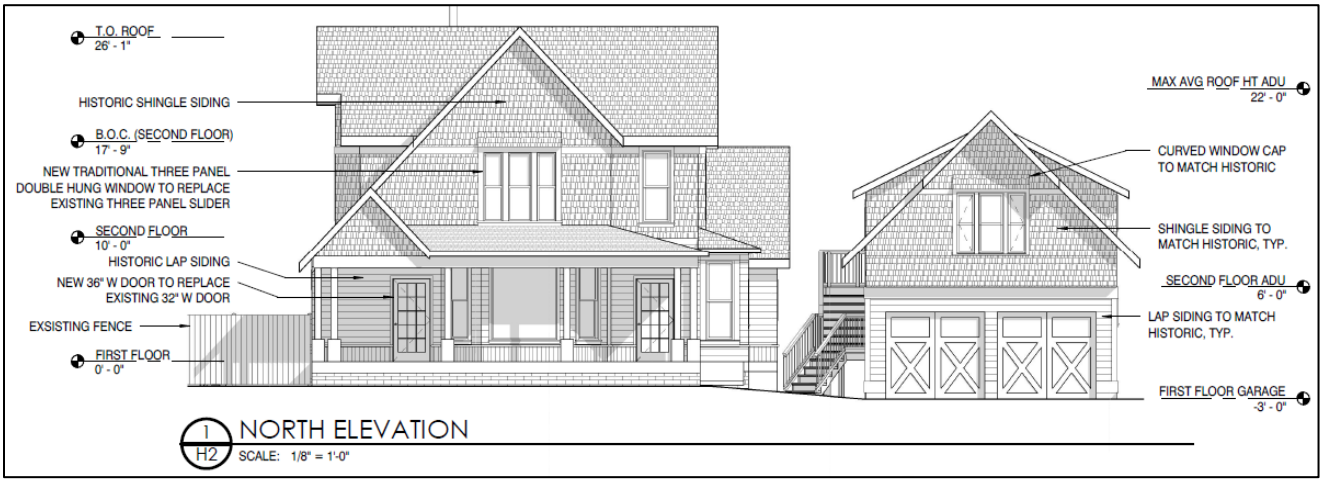
The proposed project consists of minor alterations to the existing historic home (Resource No. B886), alterations to the rear addition, the addition of a deck with railings off the first floor to the east and the south, the addition of an open wood trellis on the deck to the south, and the addition of a two car garage with Accessory Dwelling Unit above.

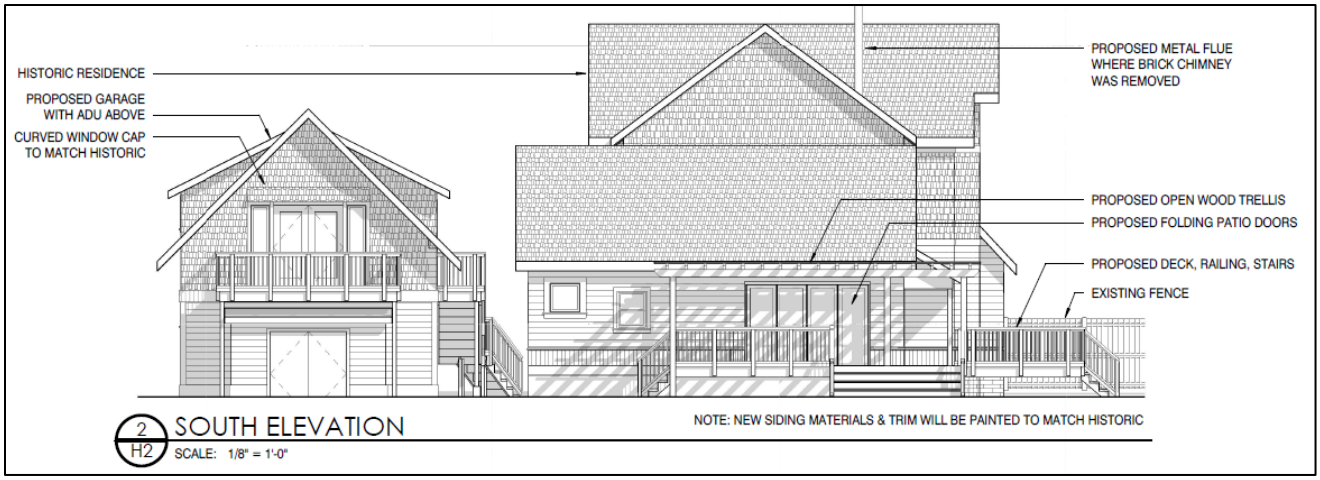
Minor Alterations to the historic home are the removal of a narrow deck to the east with non-historic railing, the addition of an ADA ramp for greater accessibility ,and the replacement of the three-panel sliding window with traditional double hung windows as photographed in the 'Original 1983 Survey Photo' (IMAGE A.3). A further alteration would be the removal of the remaining brick chimney due to maintenance and the addition of a metal flue in its place. Where the east deck is removed the porch overhead will remain. A more expansive and functional deck will be constructed in its place. The deck will provide outdoor space to visitors to enjoy the site and offers a direct connection to the railroad, a significant element in this site's and town's history.

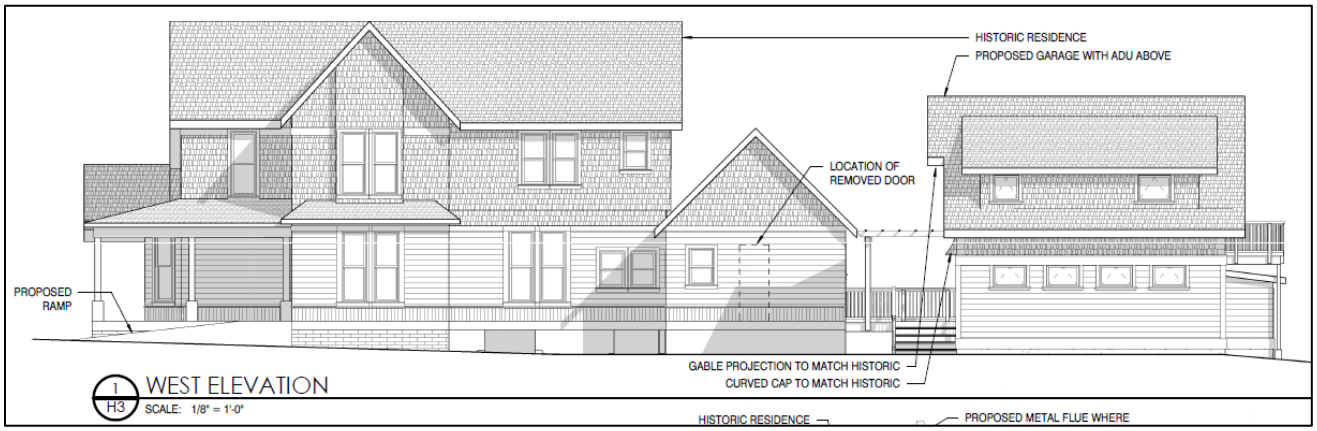
Remaining alterations are concentrated at the rear single story structure, which is believed to be an addition to the original residence (time unknown). These alterations include the addition of a double hung wood window, the removal of an exterior door on the west, the removal of a vinyl window, a wood window, and the rear exterior door to accommodate for a larger opening to the south, and the replacement of a vinyl window from a previous remodel to a more appropriate double hung wood window. Both landings and stairs at side and rear doors will be removed (IMAGE A.1 & A.2).

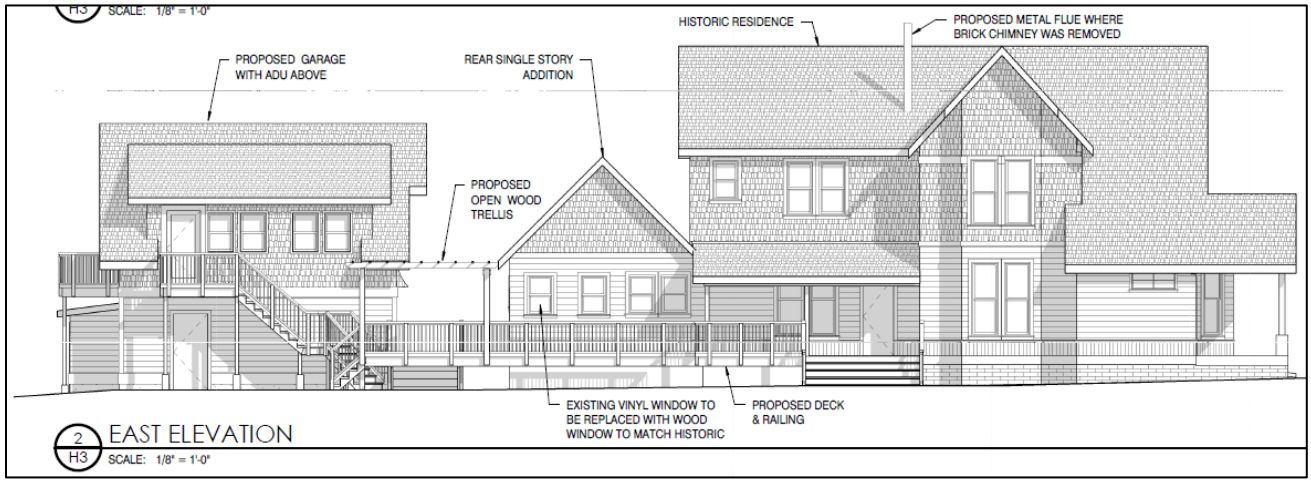
The open wood trellis will serve for the growing of grapes and their vines, a nod to the significance of this fruit in Yamhill County."

The proposed alterations and addition of a new garage are identified in the submitted elevations below:









Background

The property was originally surveyed in 1980, which is the date that the "Statement of Historical Significance and Property Description" were drafted and included on the Historic Resources Inventory sheet (resource number B886) for the subject property. The survey photo of the building is dated as 1983. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The "Statement of Historical Significance and Property Description" state the following:

"This is a most interesting two story wood frame house, currently painted cream with rust trim.
The style is eclectic, with gable on several levels with a variety of shingle trim, regular, fish scale, and triangular.

The north side has the front entry, with boxed brackets under the overhanging roof. The roof is supported by two groups, each of three simple round wood columns, on heavy wood bases. The porch wraps around to the side to an additional entry door.

The foundation is covered. The water table is simple, of wood. Windows are 1/1 double hung, with several large single pane fixed windows on the first floor.

There is a garage at the rear, with a gable roof perpendicular to the rest of the house. There is a brick outside end chimney."

An existing single story addition is present on the south side of the historic building. The single story addition is not described in the Historic Resources Inventory sheet, and it is unclear from the 1983 survey photo whether the single story addition existed at the time of survey. The Historic Resources Inventory sheet does describe a garage at the rear of the property, which has since been demolished. The applicant is now proposing to construct a new detached garage at the end of the existing driveway, in the location they believe the original garage may have been located.

Summary of Criteria & Issues

The application (HL 4-19) is subject to 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. The existing brick chimney shall either be repaired or replaced by a similar brick chimney that will encase the proposed metal flue associated with the addition of a wood burning stove in the historic residence. The repaired or new brick chimney should match the existing chimney in height, depth and any assorted brick design.
2. That all windows and doors proposed to be replaced be replaced with wood windows and doors to match the existing structure's materials. The new windows and doors on the garage and ADU shall also be of wood materials. The replacement and new windows and doors shall include the wood trim and window sill design that exists on the remainder of the windows and doors on the existing structure.
3. That the new front door be consistent in style with the existing door being replaced. The new door shall include the glazing pattern and grid system within the glazed portion of the door, and shall match the other existing front door on the street-facing façade of the structure in design, materials, and color.

III. ATTACHMENTS:

1. HL 4-19 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas. The following comments were received:

- McMinnville Engineering Department

  No comments.

- McMinnville Building Department

  At east elevation, the new deck is not a concern, but the stair to the deck appears to have inadequate head height at the stair landing under the existing porch roof. It may be inadequate currently but if re-built, the stair must have a minimum of 6'-8" of head height measured from the stair nosing and the entire landing area.

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of the Historic Landmarks Committee public hearing on October 17, 2019, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Patrick Donaldson, on behalf of property owner Julia Wright, submitted the Certificate of Approval application (HL 4-19) on September 16, 2019.

2. The application was deemed incomplete on September 26, 2019. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on October 1, 2019.

3. The application was deemed complete on October 1, 2019. Based on that date, the 120 day land use decision time limit expires on January 29, 2020.

4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

   Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the October 17, 2019 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 October 3, 2019.

6. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.

7. On October 17, 2019, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 714 SE Washington Street. The property identified as Tax Lot 10500, Section 21CB, T. 4 S., R. 4 W., W.M.

2. **Size:** Approximately 15,988 square feet.

3. **Comprehensive Plan Map Designation:** Residential

4. **Zoning:** R-4 (Multiple Family Residential)

5. **Overlay Zones/Special Districts:** None.

6. **Current Use:** Single Family Residential

7. **Inventoried Significant Resources:**
   a. **Historic Resources:** Historic Resources Inventory – Resource Number B886.
   b. **Other:** None

8. **Other Features:** The site is developed with a single family residential structure. There is a slight slope of the property to the south downward toward Cozine Creek, which is south of the property. There only significant or distinguishing natural features associated with this property are a few large and mature trees located on the property.

9. **Utilities:**
   a. **Water:** Water service is available to the subject site.
   b. **Electric:** Power service is available to the subject site.
   c. **Sewer:** Sanitary sewer service is available to the subject site.
   d. **Stormwater:** Storm sewer service is available to the subject site.
   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 SE Washington Street, which is identified as a local street in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet. The right-of-way width adjacent to the subject site is 60 feet. Therefore, no right-of-way dedication is required during the course of development of the 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 New Construction are specified in Section 17.65.050(B) of the Zoning Ordinance.

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

Comprehensive Plan Volume II:

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

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

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

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

APPLICANT'S RESPONSE: The proposed project will meet the policies of the Comprehensive plan by preserving and protecting this site of historical significance. The alterations to the home and introduction of the garage and ADU will improve property value. The addition of a garage

will provide increased functionality for operations and storage and the ADU will add a rental unit. The transition of the home to a BnB will enhance its use, opening the property to a wider array of visitors to enjoy not just the significance of this historic site but of the many significant sites in McMinnville. The increase in visitors will help to strengthen the local economy and provide additional funding for maintenance to the historical site as needed.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the protection of the structure is being achieved through compliance with the applicable Certificate of Approval for Alteration criteria, as described in more detail below.

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

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

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

APPLICANT'S RESPONSE: None.

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

17.65.060 Exterior Alteration or Remodeling. […]

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

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

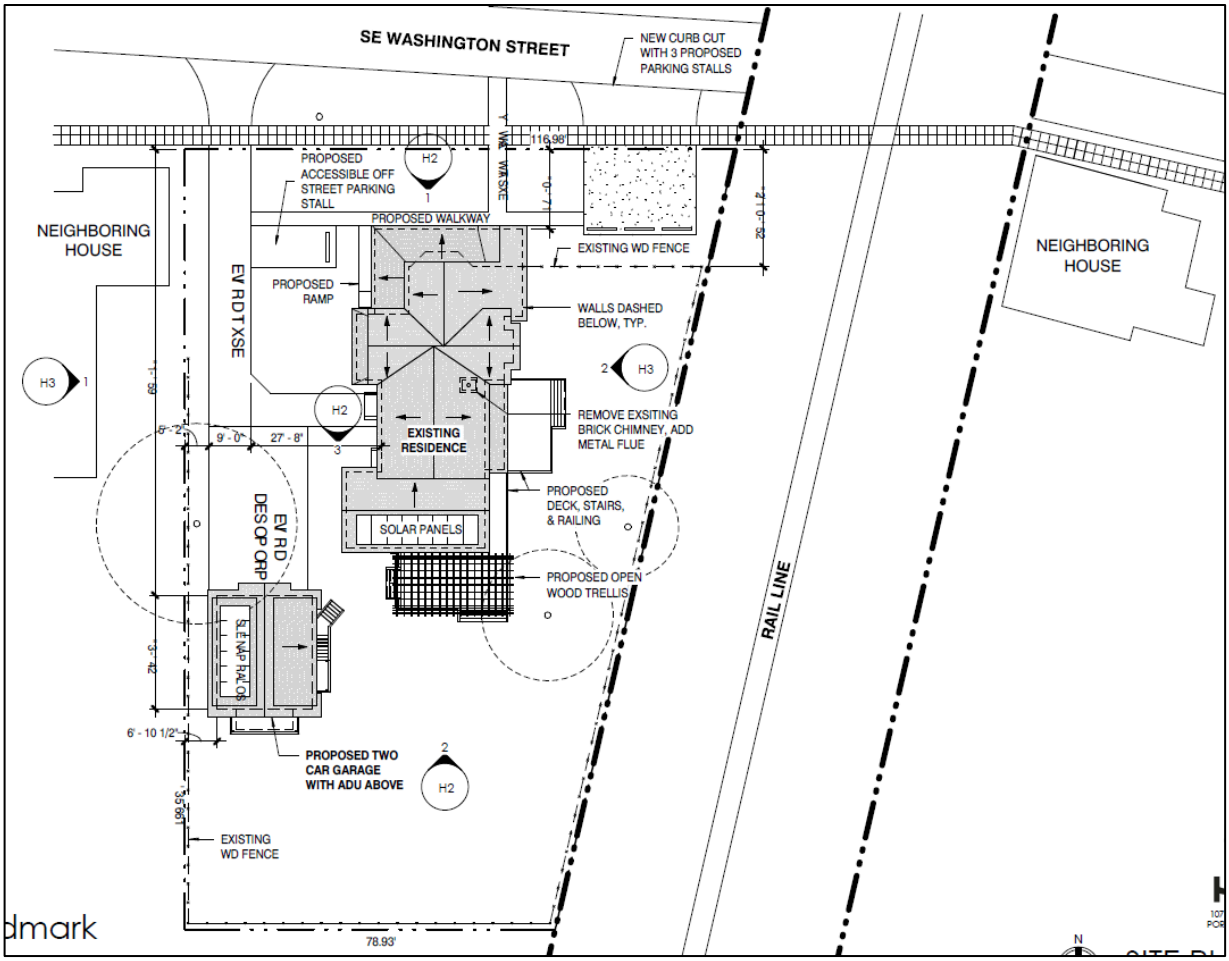
APPLICANT'S RESPONSE: None.

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

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

APPLICANT'S RESPONSE: As stated previously, it has been shared by some in the community that this site was historically used as a boarding house for the railroad. The proposed use of a bed and breakfast will be in kind. The house will retain all distinctive materials, features, spaces, and spatial relationships. Where elements are to be added or removed, they will be in keeping with the original materials used. As noted in the City's Statement of Historical Significance and Description of Property (B886), there was a garage at the rear of the house. Though there were no photos found of this garage, including the original 1983 survey photo, we are proposing to locate the garage and ADU to the rear of the home at the end of the existing drive where we believe that the original would have been found.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the location of the new garage in a detached structure and in a location at the rear of the property behind the historic home preserves the distinctive space and spatial relationship of the property. The historic home remains as the primary structure on the site by being prominently located closer to the street and public right-of-way. The site plan identifying the location of the new garage, with Accessory Dwelling Unit (ADU) above, is provided below:

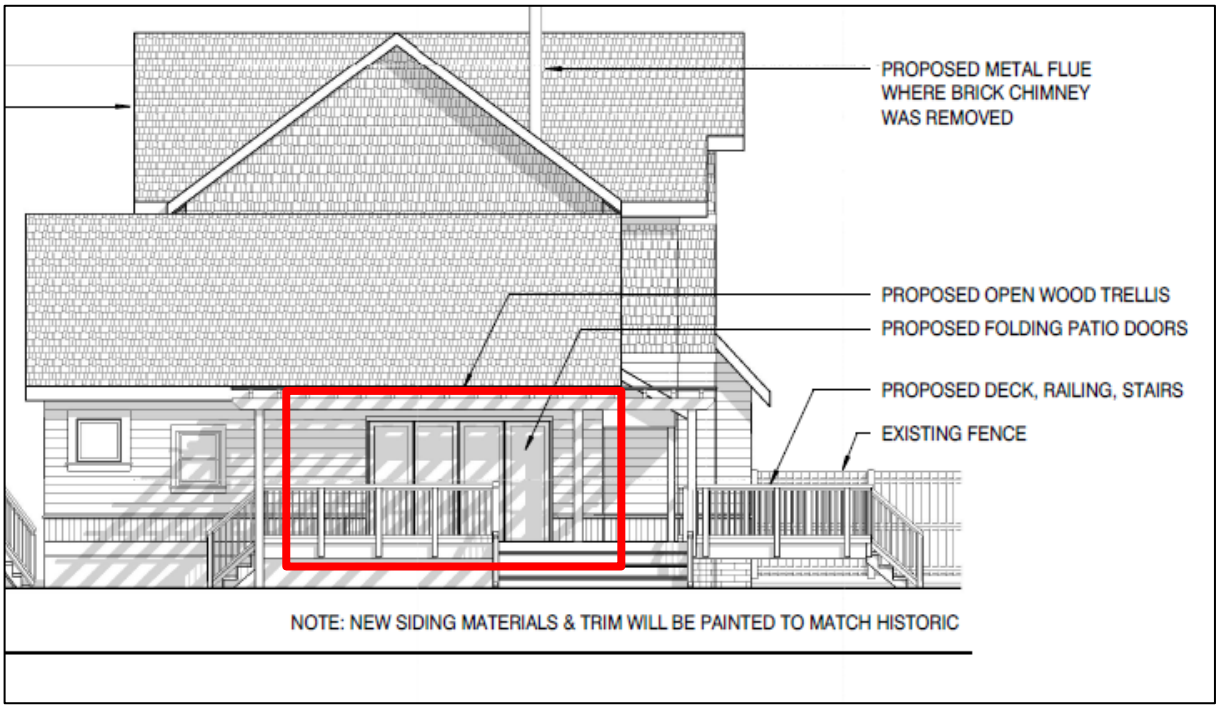


17.65.060(B)(2)(b). *The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

APPLICANT'S RESPONSE: It is our intention to retain and preserve the historic character of the property. No changes will be made to the historic & distinctive features of the home. The existing elements being altered pertain to two doors and two windows all found in the rear addition, furthest from the street, with some of the elements facing away from the street, entirely out of view. The matching double hung window will be salvaged for reuse. Elements to be altered are shown in the reference images below (IMAGE A.1, A.2, A.3). The brick outside end chimney as noted on the Historic Inventory Sheet was previously removed due to poor condition. We are proposing to repair the underlying walls. There is an additional internal brick chimney that is visible from the east that is no longer in working condition and has maintenance concerns. We are proposing to remove this chimney and replacing it with a new wood burning stove and metal flue. The new flue will not be visible from the street. The proposed deck to the east will replace a very narrow deck which is not functional for the intended use of the property. The new deck will provide its guests an exterior connection to the site and to the historic rail line. The existing railing is made up of non-historic lattice and a traditional railing will be added using round straight balusters and wood rails. The proposed garage and ADU will match the historic home in scale and proportion. The appearance, including siding, roofing, materials, and color shall coincide with that used on the primary dwelling as well as the roof pitch, eaves, and window fenestrations as required per McMinnville Municipal Code Section 17.21.010.

The open wood trellis and deck will be constructed with discreet connections and will not have visible metal ties, clips or connecters.

FINDING: SATISFIED WITH CONDITION #1. The City concurs with the applicant's findings, and adds that the removal of doors, windows, landings, and stairs are all proposed on the single story addition which appears to not be original to the main home. Of the removed features, three of the four features (including one door and two windows) will be removed from the south façade that is completely obscured from view from the street. A comparison of the existing structure (with the features proposed to be removed) and the proposed elevations is provided below:



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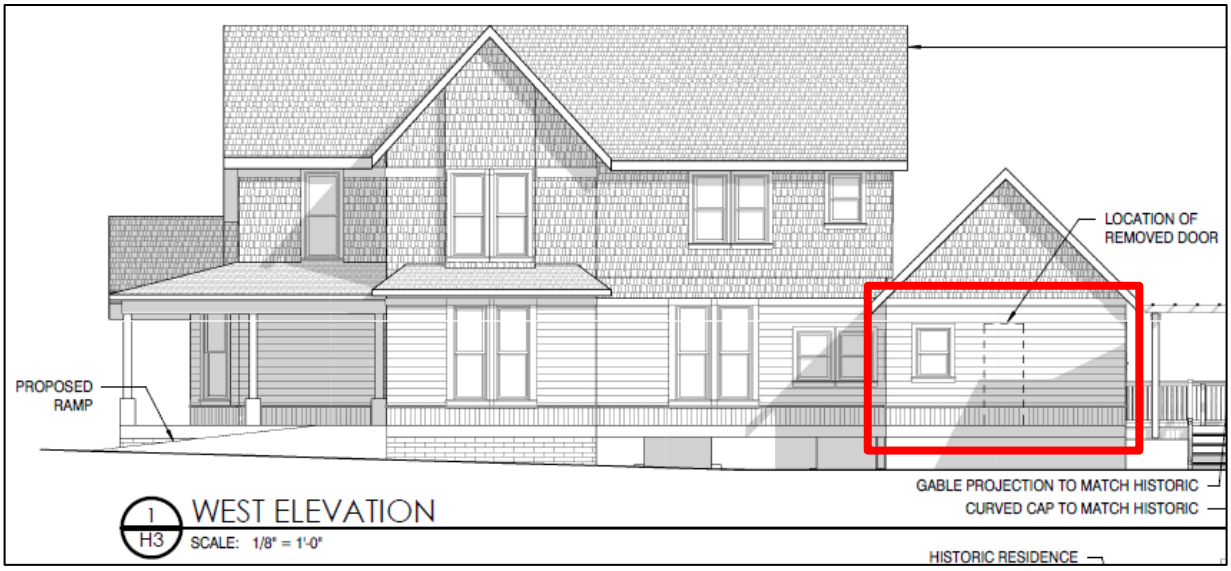
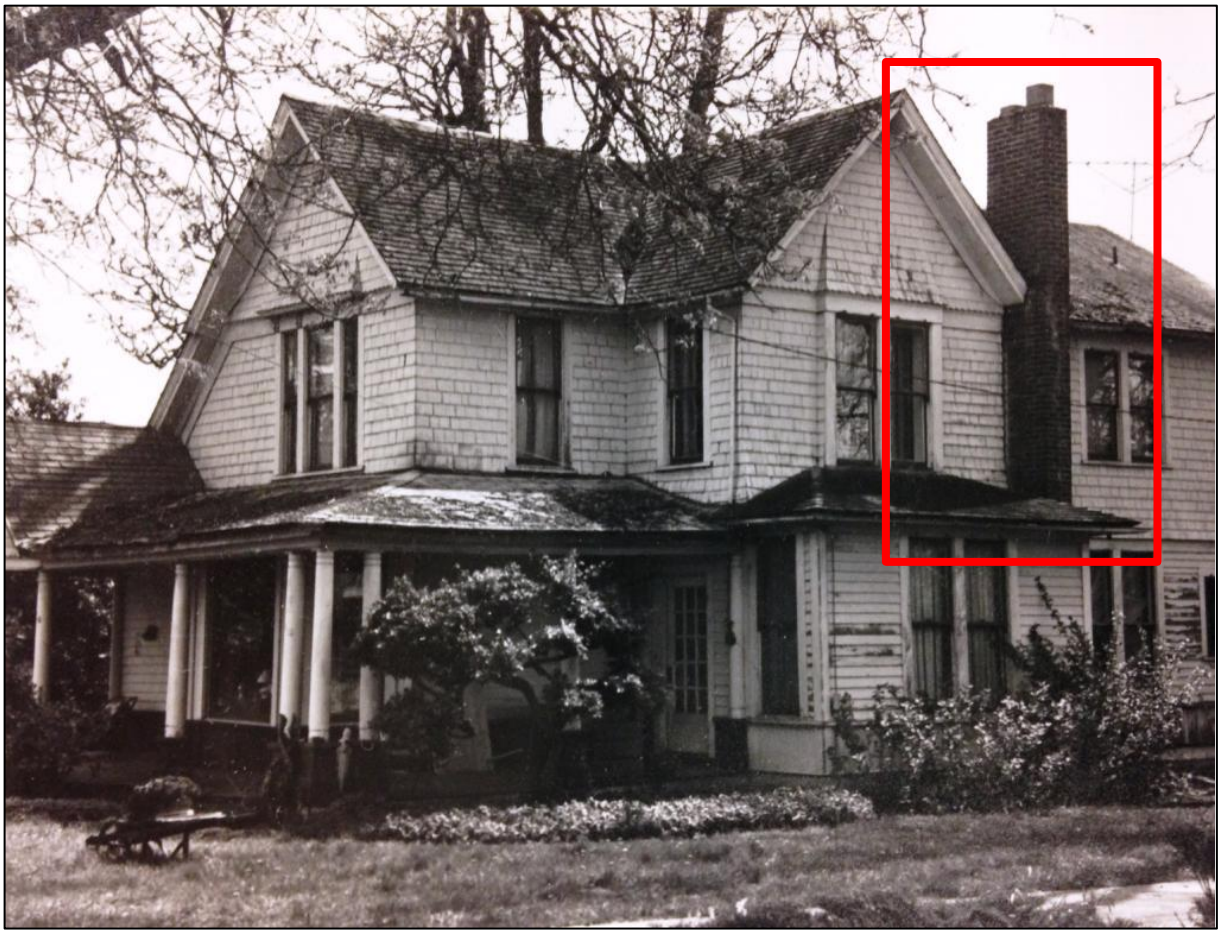


The main exterior chimney referenced in the Historic Resource Inventory sheet has been removed, as shown below. The applicant is not proposing to replace it, but is proposing to repair the damaged siding underneath to match the remainder of the structure.



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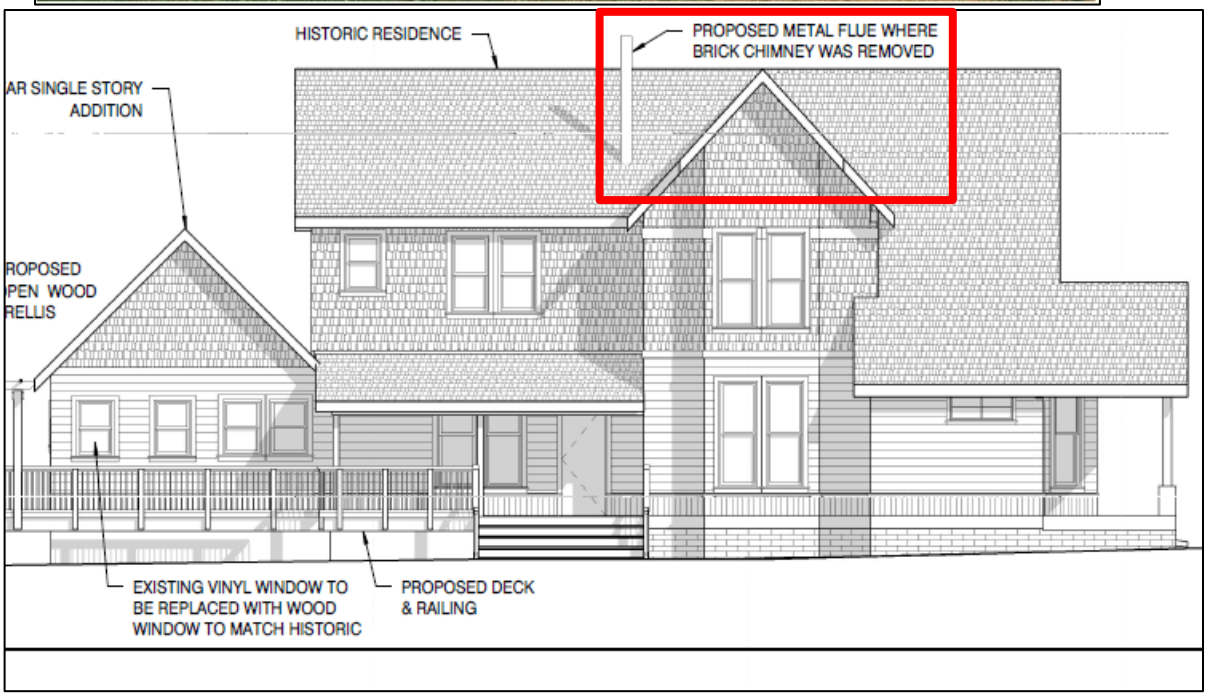
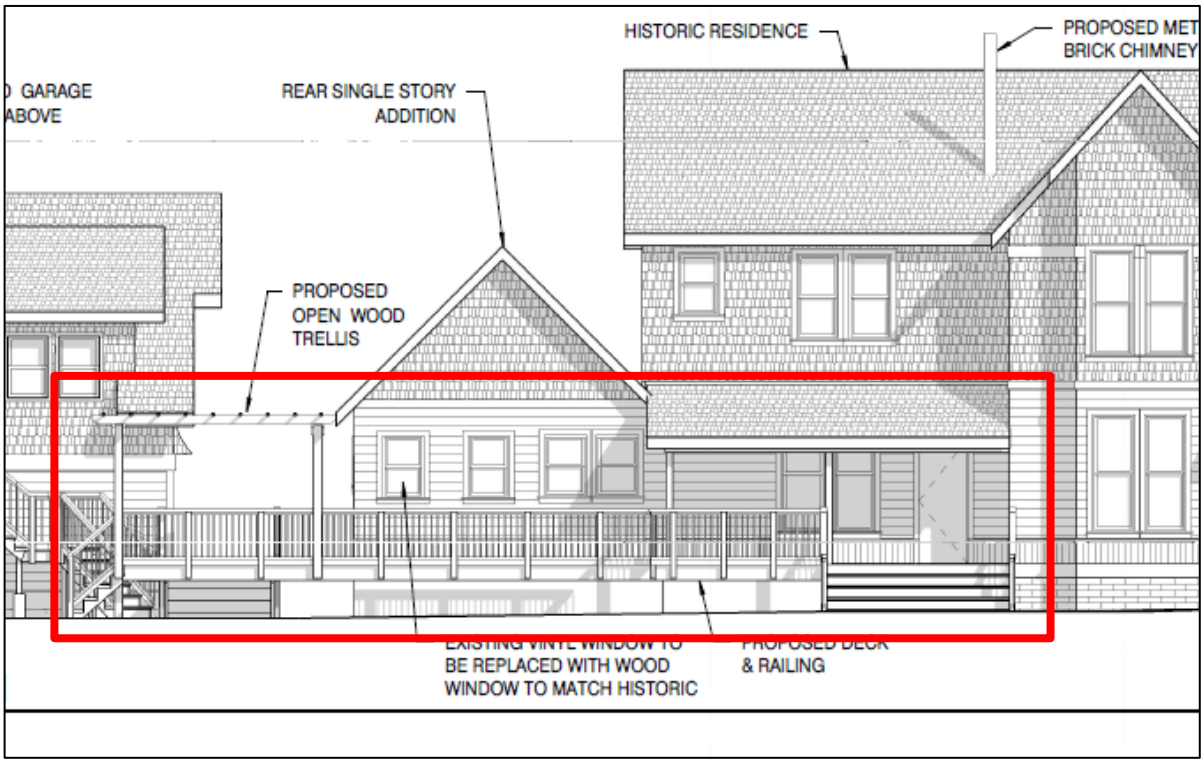
There is one remaining chimney that is proposed to be removed and replaced with a metal flue. The applicant has noted that this metal flue would not be visible from the street. However, the height of the metal flue projects above the height of the roof, and the material of the metal flue is not consistent with the historic character of the property. Therefore, a condition of approval is included to allow the internal changes and the addition of the wood burning stove and metal flue, but require that the metal flue be encased in either the repaired brick chimney or a new brick chimney that replicates the existing chimney that is still present on the historic residential structure. The location and height of the proposed metal flue can be seen below:



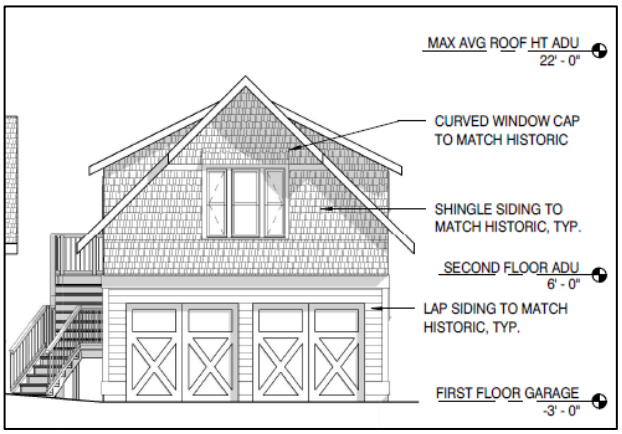
The applicant is also proposing to remove and replace the deck located underneath the porch on the east façade of the historic structure. The replacement deck will be expanded in size to the east and south, and will also include the addition of a trellis at the southern portion of the deck. The existing deck stairs and railing are not compatible with the existing structure, and the proposed deck, while expanded in size, will be constructed of materials that are more consistent with the materials in use on the existing historic structure. The new deck and railing will be wood materials and will include round straight balusters and wood rails. The existing

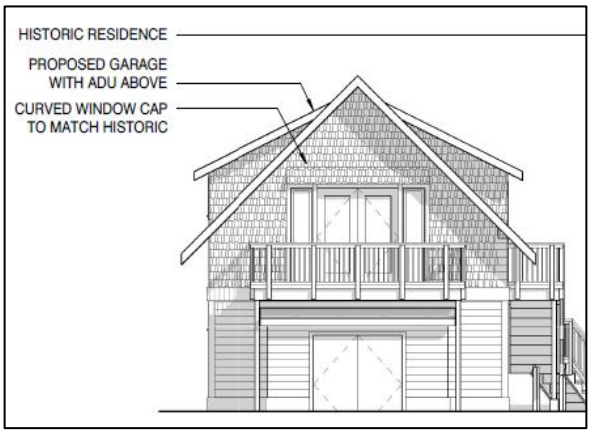
porch roof and structure would remain, preserving this feature of the historic structure. These features can be seen below:

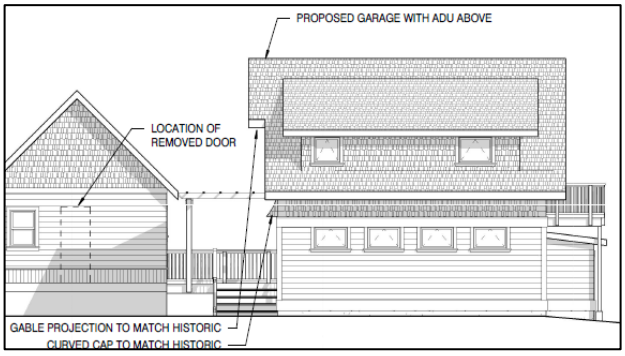


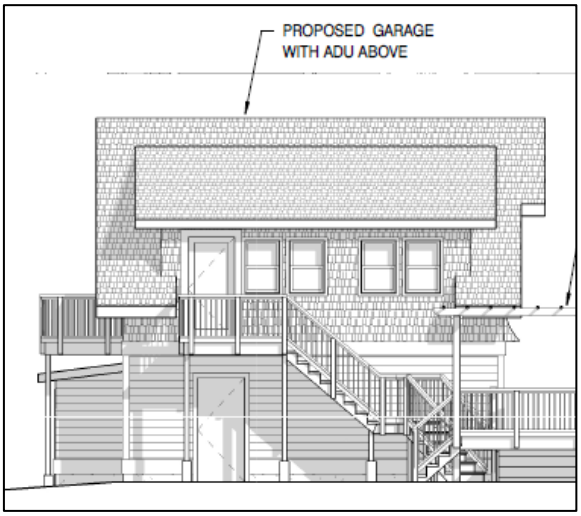
The addition of the garage and Accessory Dwelling Unit (ADU) is being proposed in a detached structure, which will not add to or alter the existing historic residential structure. The new garage

and ADU are proposed to be located at the rear of the property, which will not detract from the existing spatial relationship of the existing historic residential structure on the property. The historic residential structure remains as the primary structure on the site by being prominently located closer to the street and public right-of-way. The ADU is proposed to be designed in such a way as to complement and coordinate with the existing historic residential structure as well. This is also required by Section 17.21.010(D) of the McMinnville Municipal Code, as described by the applicant, in that the appearance of the ADU must coincide with the primary dwelling and structure on the property. The ADU is proposed to coincide by including the same siding, roofing, roof pitch, and also incorporating the curved cap detail that exists on the main historic structure over the larger second story windows and the slight gable projection. The City would note that the elevation drawings note that the maximum average roof height of the ADU is 22 feet. However, the City measures building height from grade to the highest point of the structure, which results in the ADU being approximately 23.5 feet in height. The main home is approximately 29 feet in height, so the ADU height at 23.5 feet is in compliance with the height requirements of Section 17.21.010(D) of the McMinnville Municipal Code. The design of the ADU can be seen below:









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

APPLICANT'S RESPONSE: It is the intent of this project for it to remain as a physical record of its time, place, and use. The proposed elements being added will be physically and visually

compatible. Where new elements area called out, they will be of wood and to match similar historic elements.

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that the proposal includes the replacement of non-compatible vinyl windows with wood windows. There are more vinyl windows on the building, primarily on the west and north façades, however, the proposal includes only the replacement of the windows identified in the plans at this point in time. The proposal also includes the repair of the exterior wall where a brick chimney was previously removed. This will ensure that the entire west façade of the historic structure is stabilized, and the repairs are proposed to be physically and visually compatible with the remainder of the structure.

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

APPLICANT'S RESPONSE: The single story structure to the south of the home (not visible in IMAGE A.3, 'Original 1983 Survey Photo') was an addition, built over the original basement entry and made evident through its use of modern construction. The majority of proposed alterations are concentrated to this addition and will be in keeping with the style of the home.

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

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: All distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The proposed garage and ADU will maintain the proportion and scale of the historic residence and use materials of lap siding and shingle siding found on the home. Distinctive examples of craftsmanship found on the historic home such as the curved cap detail over the larger second story windows and the slight gable projection found on the north and east roofs will be carried over as well (IMAGE A.5).

FINDING: SATISFIED. The City concurs with the applicant's findings, and adds that where features are being removed, those are largely occurring only on the single story addition that is not part of the original historic structure. The only other change is to the deck and porch railing, which are currently in poor condition and consist of incompatible materials. The new deck and porch railing will be a more compatible wood material. The porch roof above the deck and the porch columns would remain and be preserved in their existing form and material.

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: At time of construction, the existing conditions of historic features will be evaluated. If found to be in need of repair or limited replacement, it is our intention to match the new material with the old in composition, design, color, and texture.

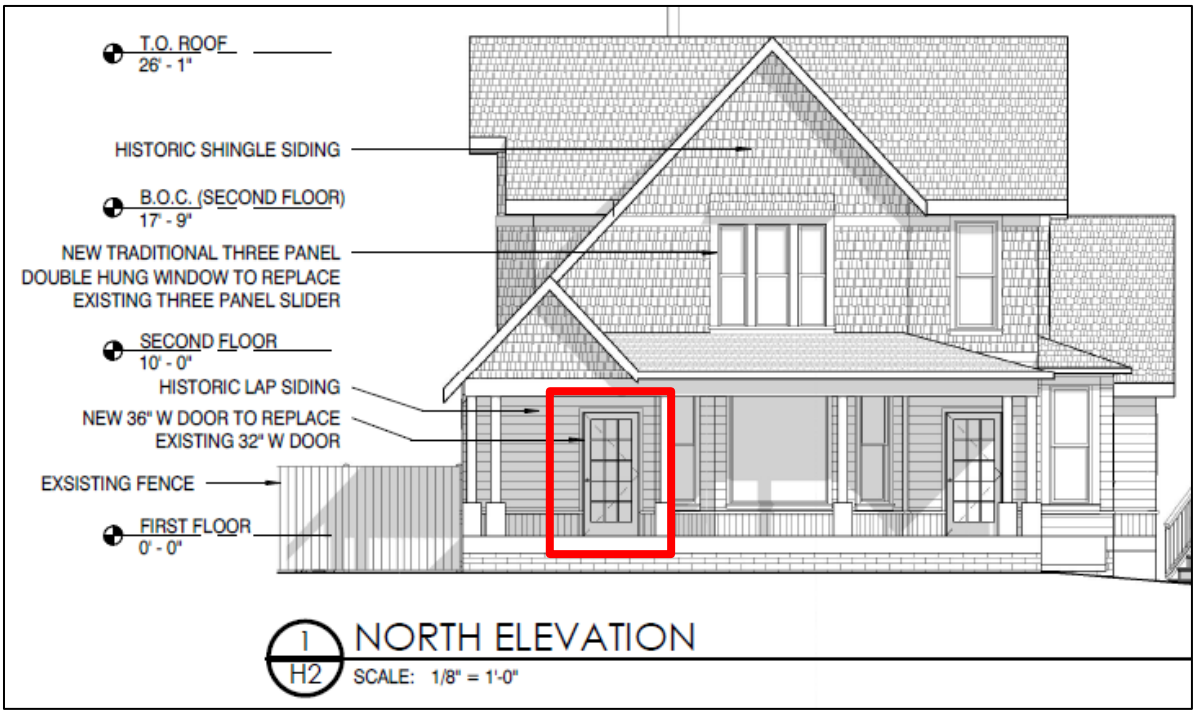
FINDING: SATISFIED WITH CONDITIONS #2 and #3. The City concurs with the applicant's findings, but adds that some of the application narrative, plans, and elevations do not specifically identify replacement materials. Therefore, a condition of approval is included to require that all windows and doors proposed to be replaced be replaced with wood windows and doors to match

the existing structure's materials, and that the windows and doors on the garage and ADU be wood. The condition of approval specifies that the design of the wood trim and window sills around the windows and doors shall also match the window trim of the existing structure.

Another condition of approval is included to require that the new front door be consistent in style with the western door of the two front doors on the street-facing façade of the structure. Both of the front doors used to contain a grid system within a large glazed portion of the door. However, today only the western door contains the grid system and glazing. It appears that the eastern of the two doors, which is now proposed to be replaced and enlarged, was somewhat recently replaced with a more modern door that does not include glazing. The existing door is proposed to be replaced to allow for the installation of a wider door that meets accessibility requirements for the proposed bed and breakfast use that will be located within the structure. The glazed door existed as late as August of 2012, as shown in the Google street view photo:

The existing door can be seen below:

The condition of approval will require that the new door match the old door in material and design. The location of the new front door can be seen below:



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

APPLICANT'S RESPONSE: This criteria is not applicable, as there are no chemical or physical treatments proposed.

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

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

APPLICANT'S RESPONSE: We are not aware of any known archeological resources. If any are discovered during construction, they will be dealt with appropriately.

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

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

APPLICANT'S RESPONSE: The proposed project will protect the significance of this historic home, preserving historic materials and elements where needed through maintenance and repair and sustaining the existing form, integrity, and materials of the property. Per the Guidelines for Historic Preservation as published by the United States Secretary of the Interior, the comprehensive treatment standard that our project will be following is Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The new use for this property will bring to it an increased number of users and the additions or alterations that are proposed to accommodate them consist of the construction of an entry ramp, the removal of a narrow deck along the secondary elevation for a more habitable one, a larger opening at the rear elevation to create an improved exterior connection, and a new garage with ADU above to be located where an existing garage is believed to have been located. The new additions, exterior alterations, or related new construction will not disrupt or overpower the use of historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. Additionally, this work will be undertaken in such a manner that, if removed in the future , the essential form and integrity of the historic property and its environment would be unimpaired and will be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted.

Furthermore, Per the Guidelines put forth by the United States Secretary of the Interior, we will be upgrading or altering the mechanical, electrical, and plumbing systems within a very limited and sensitive scope to make the property more functional.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City concurs with the applicant's findings, but more specifically adds that the proposal is consistent with recommended guidelines in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The applicant has argued that the proposed alterations can most closely be considered a "Rehabilitation" of the existing historic resource, which is a type of treatment of historic properties described in the Secretary of the Interior's Standards for the Treatment of Historic Properties. This document describes the rehabilitation of a historic building as follows:

> "In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic

> Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building."

Some of the applicable rehabilitation guidelines for historic buildings, and findings for the guidelines, are provided below:

> Recommended Guideline: Replacing in kind an entire masonry feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples can include large sections of a wall, a cornice, pier, or parapet. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Finding: As described in more detail above, a condition of approval is included to require that the existing brick chimney be replaced around the new metal flue proposed to serve the new internal wood burning stove.

> Recommended Guideline: Replacing in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such wood features include a cornice, entablature, or a balustrade. If using wood is not feasible, then a compatible substitute material may be considered.

Finding: As described in more detail above, the applicant is proposing to repair exterior siding and materials where a chimney was previously removed. Other areas where doors or windows are being removed, while on a non-historic addition, will be finished with the same exterior siding and materials to match the existing historic resource.

> Recommended Guideline: Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.
>
> Recommended Guideline: Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Finding: As described in more detail above, existing incompatible vinyl windows are proposed to be removed and replaced with wood windows. A prominent window on the north (street-facing) façade will also be replaced with a new wood window with a design based on the best available evidence of the 1983 Historic Resources Inventory photo of the structure. A condition of approval is included to require that all replacement and new windows be wood material to match the existing material of the historic structure.

> Recommended Guideline: Designing and installing a new entrance or porch when the historic feature is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only with the historic entrance or porch to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.
>
> Recommended Guideline: Complying with barrier-free access requirements in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.

Finding: As described in more detail above, the proposed design does include a wider front door to replace one of the existing front doors. A condition of approval is included to require that the new front door be consistent in style with the other existing front door, which is the western door of the two front doors on the street-facing façade of the structure. Both existing front doors used to contain a grid system within a large glazed portion of the door. The condition of approval will require that the new door match the old in material and design. The existing door is proposed to be replaced to allow for the installation of a wider door that meets accessibility requirements for the proposed bed and breakfast use that will be located within the structure.

> Recommended Guideline: Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.
>
> Recommended Guideline: Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.
>
> Recommended Guideline: Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.
>
> Recommended Guideline: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.

Finding: As described in more detail above, the addition of the garage and Accessory Dwelling Unit (ADU) is being proposed in a detached structure, which will not add to or alter the existing historic residential structure. The new garage and ADU are proposed to be located at the rear of the property, which will not detract from the existing spatial relationship of the existing historic residential structure on the property. The historic residential structure remains as the primary structure on the site by being prominently located closer to the street and public right-of-way. The ADU is proposed to be designed in such a way as to be compatible with the existing historic residential structure as well. This is also required by Section 17.21.010(D) of the McMinnville Municipal Code, as described by the applicant, in that the appearance of the ADU must coincide with the primary dwelling and structure on the property. The ADU is proposed to coincide by including the same siding, roofing, roof pitch, and also incorporating the curved cap detail that exists on the main historic structure over the larger second story windows and the slight gable projection. These features ensure that the new construction is compatible with the historic structure, but the structure also includes features that differentiate it from the historic structure. The new construction will be detached, which provides for differentiation and separation from

the historic structure. The new construction also contains garage doors of a slightly different design that is not replicating a window fenestration pattern that exists on the historic structure.

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: This project is reasonable in that it is keeping with all historical standards for the site. The garage & ADU addition will be located in the inferred prior location for the garage and will maintain the historical characteristics of the main home. The addition will increase the value of the historical property and allow for increased visitation and generated income for the site, creating financial sustainability for the site and thus long-term maintenance and preservation.

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

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

APPLICANT'S RESPONSE: This site is significant for both its eclectic residential structure and also its ties to the railroad. There are no plans to take away from that significance. We will only illustrate its character by incorporating some of the examples of craftsmanship into the proposed garage & ADU. More visitors will experience the home and its unique property. The rail road tracks will be visible from the ADU and the exterior decks will provide a connection to the historic site and adjacent rail line.

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

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

APPLICANT'S RESPONSE: The existing building is overall in good physical condition. Much of the building form, massing, overall design, and exterior building materials are still in place. There have been some alterations that have taken place since Historic Resource No. B886 was inventoried, including the removal of the brick outside end chimney due to poor condition & the installation of a three panel sliding window on the second floor facing the street. These alterations will be addressed through the repair of the exterior walls behind the removed chimney and the replacement of the sliding windows with double hung windows as seen in the 'Original 1983 Survey Photo'.

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

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