



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

509-19-000563-Plan

Office Use Only:	
File No.	<u>HL 4-19</u>
Date Received	<u>9-16-19</u>
Fee	<u>1200.⁰⁰</u>
Receipt No.	_____
Received by	<u>[Signature]</u>

Certificate of Approval (Alteration)

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other _____

Applicant Name Patrick Donaldson Phone (503) 975-9471

Contact Name _____ Phone _____
 (If different than above)

Address 107 SE Washington St. Suite 740

City, State, Zip Portland, OR 97214

Contact Email patrick@harkhq.com

Property Owner Information

Property Owner Name Julia Wright Phone (714) 724-8198
 (If different than above)

Contact Name _____ Phone _____

Address 17142 Erwin Lane

City, State, Zip Huntington Beach, CA 92647

Contact Email juliazewright@gmail.com

Site Location and Description

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

Property Address 714 SE Washington St. McMinnville, OR 97128

Assessor Map No. R4 421 - CB1 - 0500 Total Site Area _____

Subdivision _____ Block A Lot 4,5

Comprehensive Plan Designation Residential Zoning Designation R-4

1. What is the classification of the historic building? B - Significant

2. Architect Name Patrick Donaldson, Architect Phone (503) 975-9471
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address 107 SE Washington St Suite 740

City, State, Zip Portland, OR 97214

Contact Email patrick@harkshq.com

3. Contractor Name NA Phone _____

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

4. The existing use of the property. single family - rental

5. The intended use of the property. bed & breakfast establishment

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.

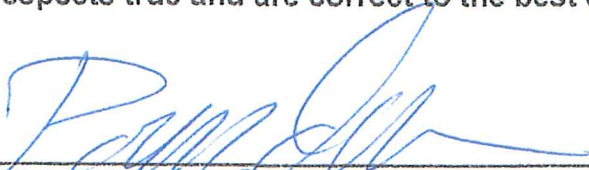
f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- 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

09/13/19

 Date



 Property Owner's Signature

9-13-19

 Date



Historic Landmark Alteration

Wright Historic Remodel Narrative

9/13/19

[C.i. revised 10/1/19 per Planning Department's comments]

A. 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.

B. 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.

C.

a. 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.

b. 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 connectors.

c. 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 are called out, they will be of wood and to match similar historic elements.

d. 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.

e. 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**).

f. 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.

g. This criteria is not applicable, as there are no chemical or physical treatments proposed.

h. We are not aware of any known archeological resources. If any are discovered during construction, they will be dealt with appropriately.

i. [revised 10/1/19] 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.

- D. 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.
- E. 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.
- F. 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'.



IMAGE A.1



IMAGE A.2



Original 1983 Survey Photo

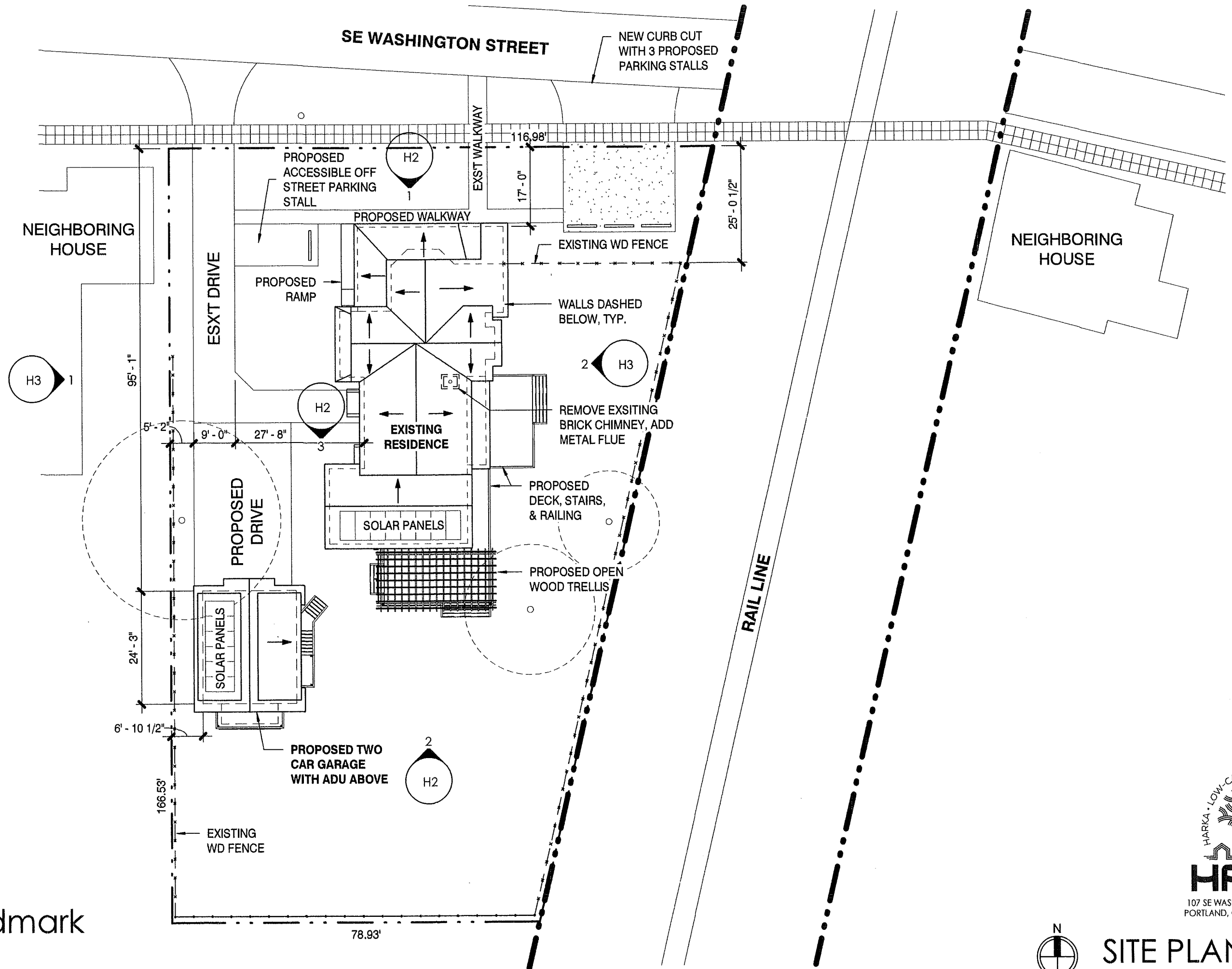
IMAGE A.3



IMAGE A.4



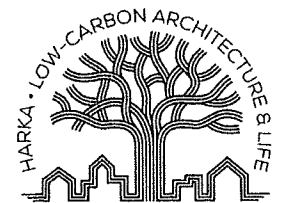
IMAGE A.5



PROPERTY OWNER
JULIA WRIGHT

Historic Landmark Alteration

9/13/2019 10:00:52 AM



HARKA

107 SE WASHINGTON STREET, SUITE 740
PORTLAND, OR 97214 - HARKAHQ.COM

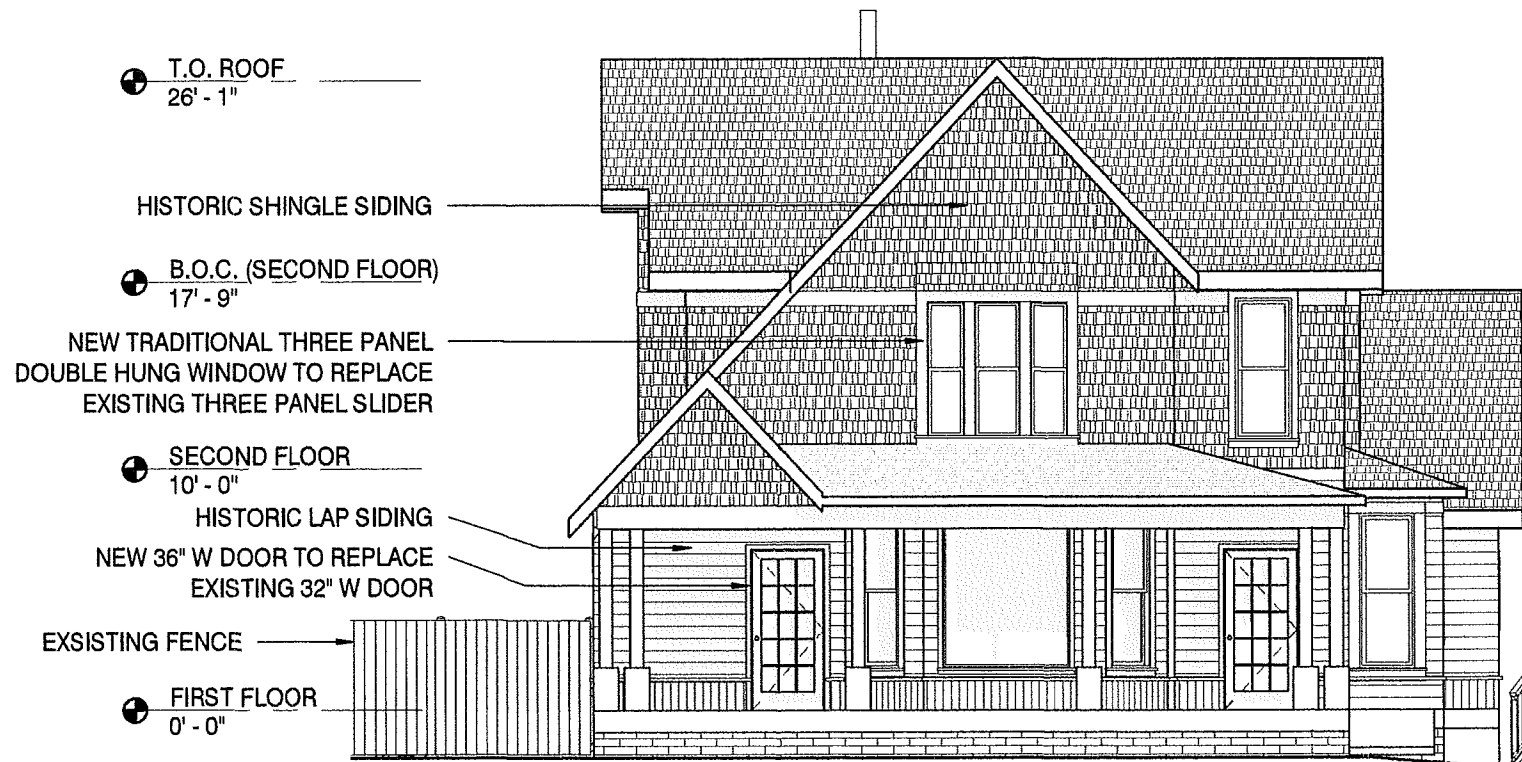


SITE PLAN

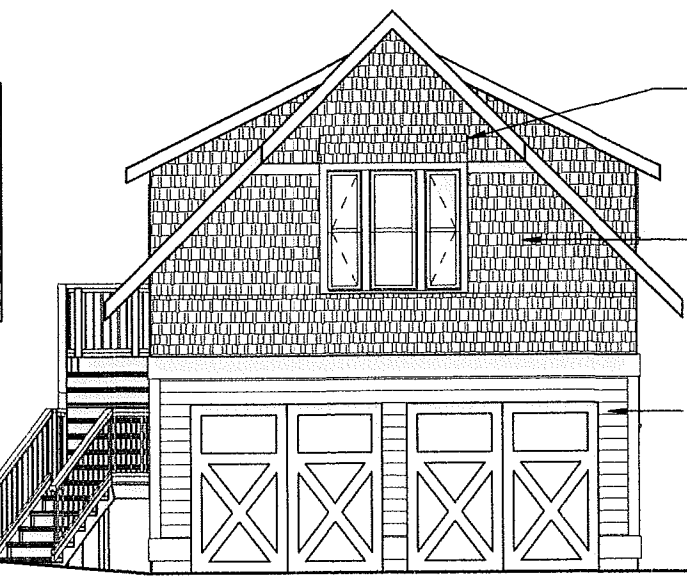
714 SE Washington St.

H1

09.11.19



1 NORTH ELEVATION
H2 SCALE: 1/8" = 1'-0"



MAX AVG ROOF HT ADU
22'-0"

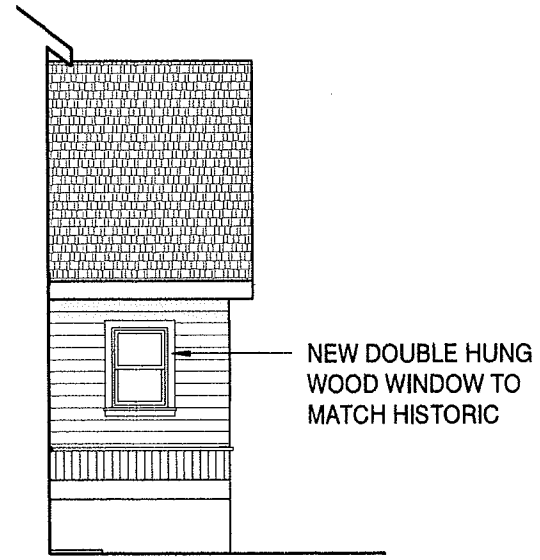
CURVED WINDOW CAP
TO MATCH HISTORIC

SHINGLE SIDING TO
MATCH HISTORIC, TYP.

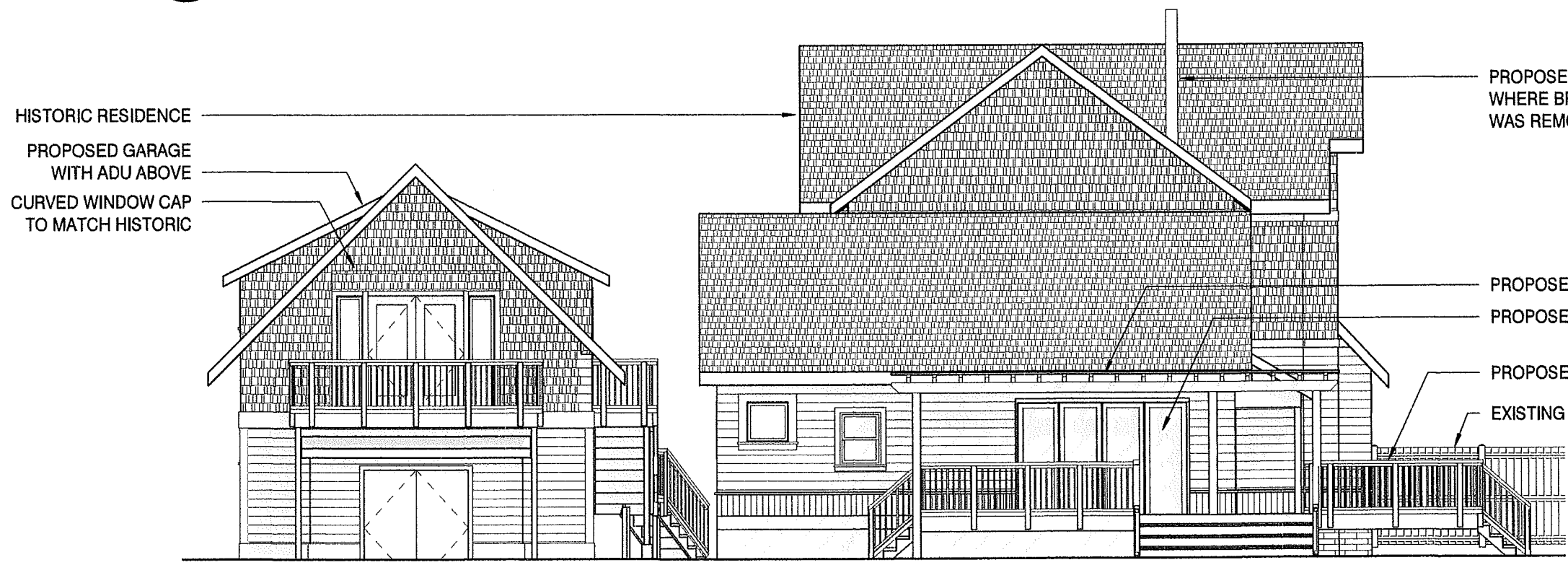
SECOND FLOOR ADU
6'-0"

LAP SIDING TO MATCH
HISTORIC, TYP.

FIRST FLOOR GARAGE
-3'-0"



3 NEW WINDOW
H2 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
H2 SCALE: 1/8" = 1'-0"

NOTE: NEW SIDING MATERIALS & TRIM WILL BE PAINTED TO MATCH HISTORIC

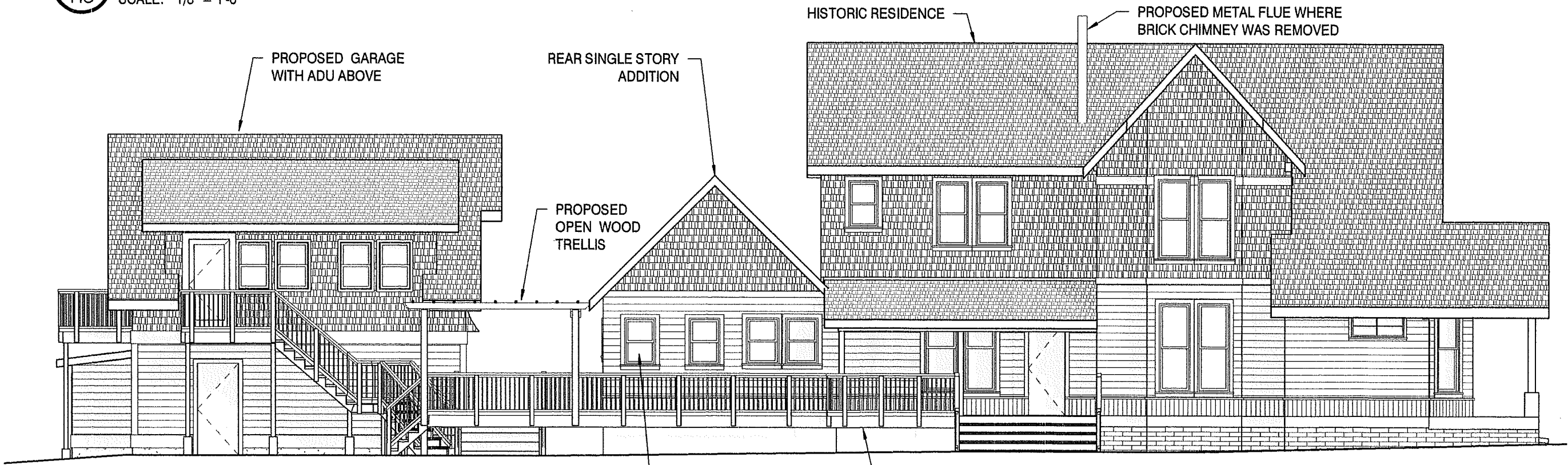
Historic Landmark Alteration

9/13/2019 10:00:55 AM





1 WEST ELEVATION
H3 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
H3 SCALE: 1/8" = 1'-0"

Historic Landmark
Alteration

9/13/2019 10:00:57 AM

