569-20-000156-PLNG

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

Certificate of Approval (Alteration)

Applicant Information

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

Applicant Name Branch Geary Inc. Phone 5035600617

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

Address 128 NW 8th Street

City, State, Zip McMinnville, OR 97128

Contact Email zgeary@branchgeary.com

Property Owner Information

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

Contact Name _____ Phone _____

Address 835 NW Birch Street

City, State, Zip McMinnville, OR 97128

Contact Email liz.marie.wilkins@gmail.com

Site Location and Description

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

Property Address 835 NW Birch Street

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

Subdivision Saylor's Addition Block L Lot _____

Comprehensive Plan Designation _____ Zoning Designation R1

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

2. Architect Name Branch Geary Inc. Phone
   (Engineer or Other Designer)
   Contact Name Mary Beth Branch Phone 971-241-2529
   Address 128 NW 8th Street
   City, State, Zip McMinnville, OR 97128
   Contact Email marybeth@branchgeary.com

3. Contractor Name Branch Geary Inc. Phone 5035600617
   Contact Name Zachary Geary Phone
   Address 128 NW 8th Street
   City, State, Zip McMinnville, OR 97128
   Contact Email zack@branchgeary.com

4. The existing use of the property. Single Family Home

5. The intended use of the property. Single Family Home

6. Attach a written narrative that describes:
   A. The proposed project in detail (specific portions of the structure being altered, new features being constructed, etc.);
   B. How the proposed project meets the applicable Comprehensive Plan policies;
   C. How the proposed project meets the applicable design standards and guidelines, which are as follows:
      a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
      b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
      c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
      d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
      e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
      f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;

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

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

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

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

☐ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.*

☐ *Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.*

☐ *Photographs and/or drawings of the existing structure.*

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

Zachary Geary — 4.1.2020

Applicant's Signature — Date

Liz Wilkins — 4/1/2020

Property Owner's Signature — Date

Application for Certificate of Approval for Alteration of Historic Resource B274

WRITTEN NARRATIVE

6. Attach a written narrative that describes:

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

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

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

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

B. How the proposed project meets the applicable Comprehensive Plan policies;
GOAL III 2:TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

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

GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.
GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.
Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

The process for a Certificate of Approval for Alteration provides an opportunity for citizen involvement throughout the process through the public notice and the public meeting process. Throughout the process, there are opportunities for the public to review and obtain copies of the

application materials and the completed staff report prior to the advertised public meeting(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Further reading there are many official references to Metal as Historic Roofing Material:
A. National Park Service - Roofing for Historic Buildings
https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm#materials

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

> *Metal: Metal roofing in America is principally a 19th-century phenomenon. Before then the only metals commonly used were lead and copper. For example, a lead roof covered "Rosewell," one of the grandest mansions in 18th century Virginia. But more often, lead was used for protective flashing. Lead, as well as copper, covered roof surfaces where wood, tile, or slate shingles were inappropriate because of the roof's pitch or shape.*
>
> *Copper with standing seams covered some of the more notable early American roofs including that of Christ Church (1727–1744) in Philadelphia. Flat-seamed copper was used on many domes and cupolas. The copper sheets were imported from England until the end of the 18th century when facilities for rolling sheet metal were developed in America.*
>
> *Sheet iron was first known to have been manufactured here by the Revolutionary War financier, Robert Morris, who had a rolling mill near Trenton, New Jersey. At his mill Morris produced the roof of his own Philadelphia mansion, which he started in 1794. The architect Benjamin H. Latrobe used sheet iron to replace the roof on Princeton's "Nassau Hall," which had been gutted by fire in 1802.*
>
> *The method for corrugating iron was originally patented in England in 1829. Corrugating stiffened the sheets, and allowed greater span over a lighter framework, as well as reduced installation time and labor. In 1834 the American architect William Strickland proposed corrugated iron to cover his design for the market place in Philadelphia.*

Pertinent excerpt #2: (Alternative Roofing Materials)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FURTHER RESPONSES TO APPLICATION

1. Drawings identifying detail of proposed alterations.

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

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

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

Illustrations & Supplementary Documents:

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

835 NW Birch Street

Historic Landmark Alteration
Site Plan & Photos

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

NE 1/4 NE 1/4 SEC 20 T4S R4W W.M.
YAMHILL COUNTY
1" = 100'

4 4 20AA
MCMINNVILLE

CANCELLED
1400
7000
7100
7700
7800
9800
11501
13501

C.S.P. 8014 V- 344

SURVEY FOR ALAN OLSEN

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

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

Scale: 1" = 50'

● = Monument Found

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

NARRATIVE -

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

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

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

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

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

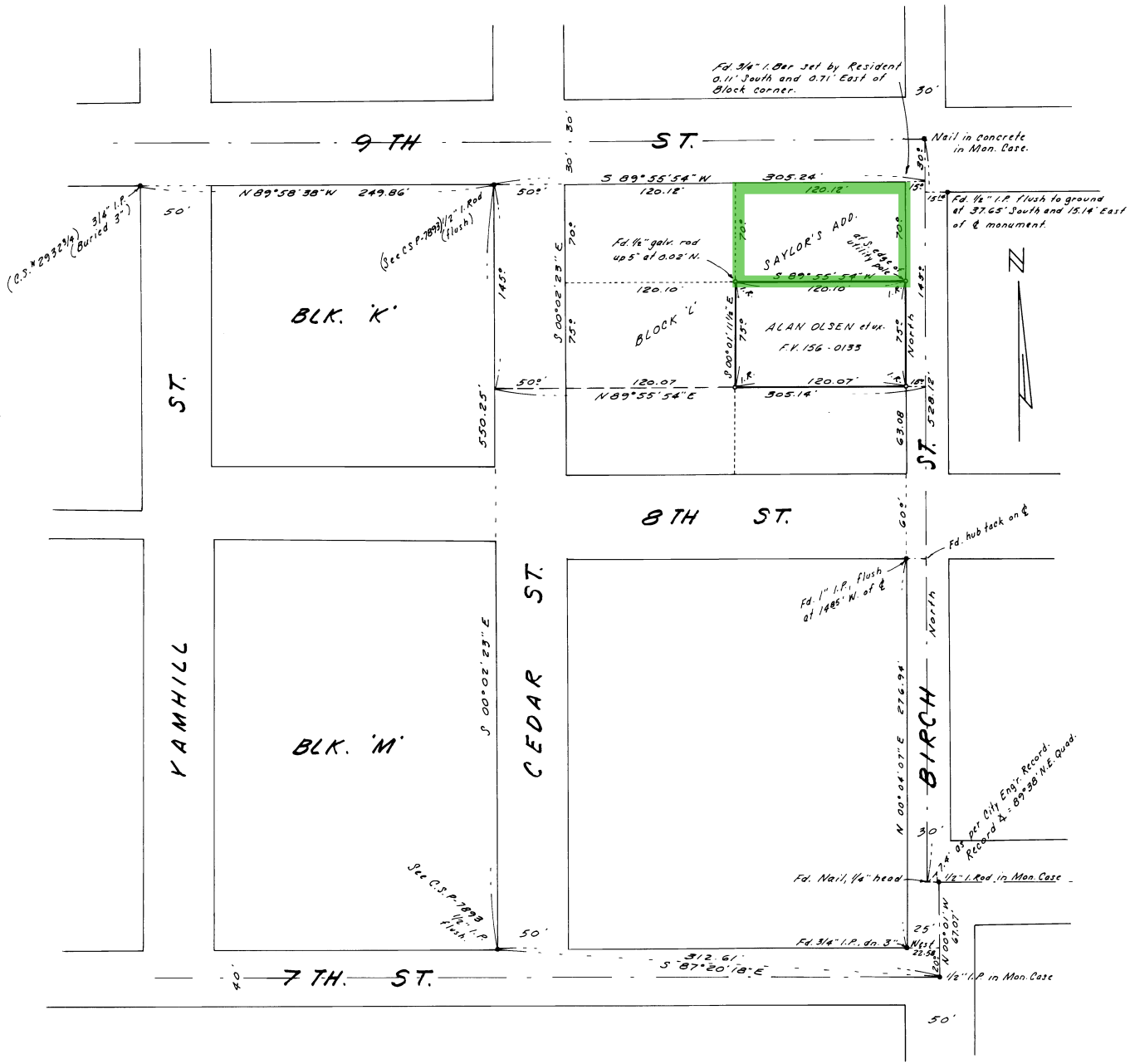
Received 2 - 4 1982

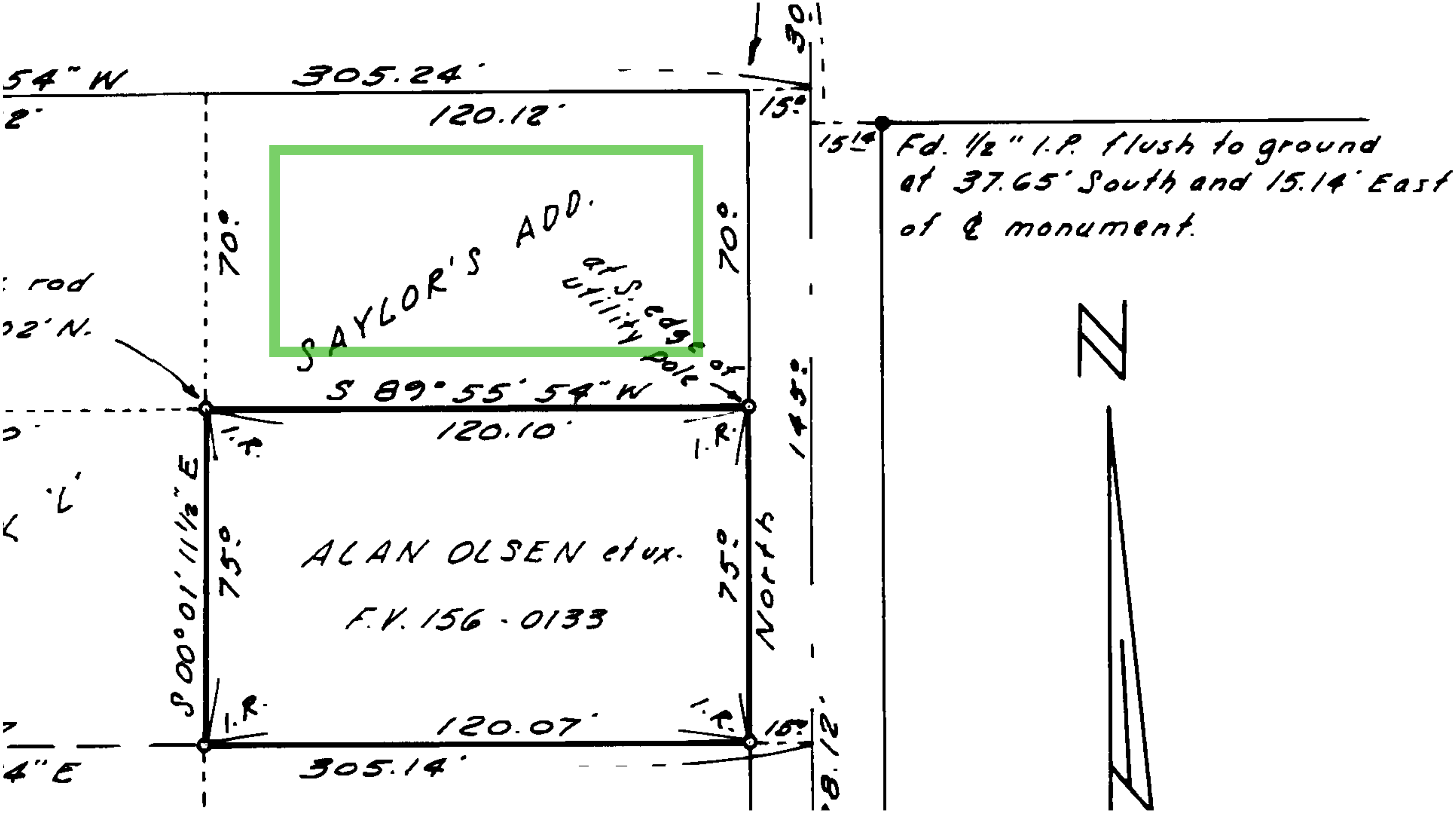
County Surveyor

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON JULY 19, 1964 NORRIS L. JONES 648

NORRIS L. JONES • SURVEYOR
ROOM 7 MASONIC BUILDING
McMINNVILLE, OREGON 97128
PH. 472-4322




54" W
305.24'
2'
120.12'
30.
15.
15.14
Fd. ½" I.P. flush to ground
at 37.65' South and 15.14' East
of ℄ monument.
rod
2' N.
70.
70.
SAYLOR'S ADD.
at S. edge of utility pole
N
S 89°55'54" W
120.10'
I.R.
I.R.
145.
'L'
S 00°01'11½" E
75.
75.
North
ALAN OLSEN et ux.
F.V. 156 - 0133
I.R.
I.R.
120.07'
15.
8.12
4" E
305.14'

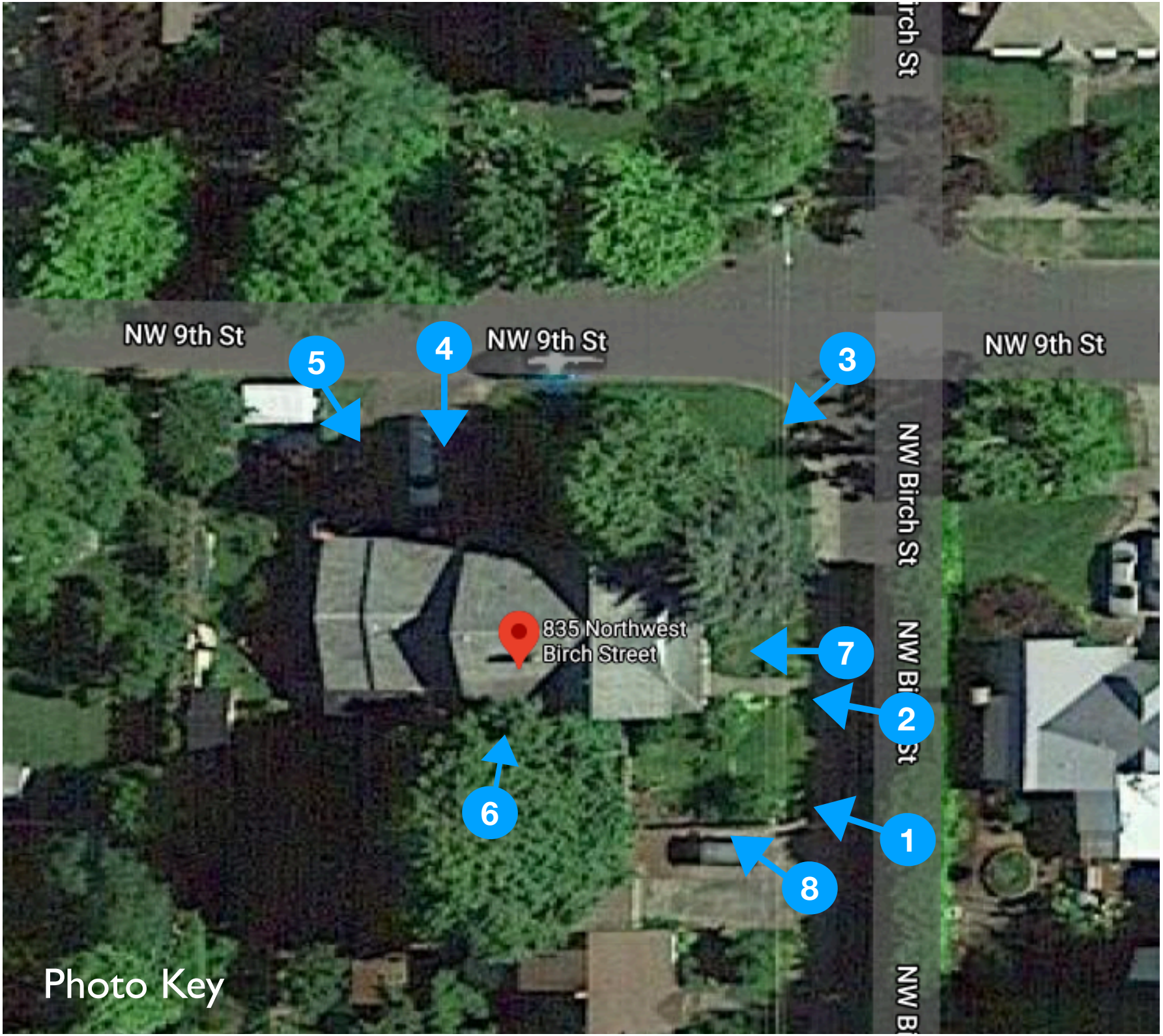

NW 9th St
NW 9th St
NW 9th St
NW Birch St
835 Northwest
Birch Street
1
2
3
4
5
6
7
8
Photo Key

Photo 1

Photo 2

Photo 3


Cross Gable
Photo 4


Cross Gable
Photo 5


Photo 6


Photo 7

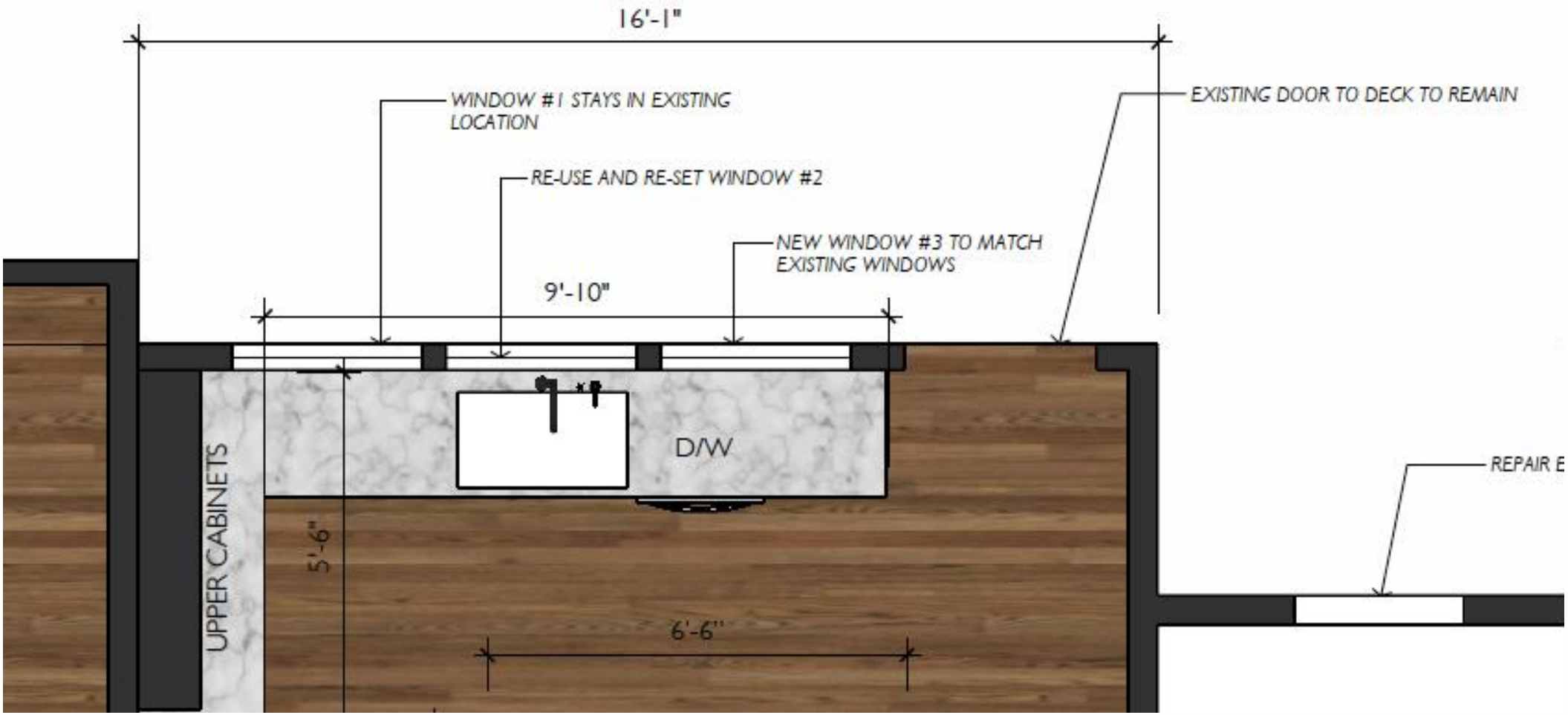

Photo 8

835 NW Birch Street

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

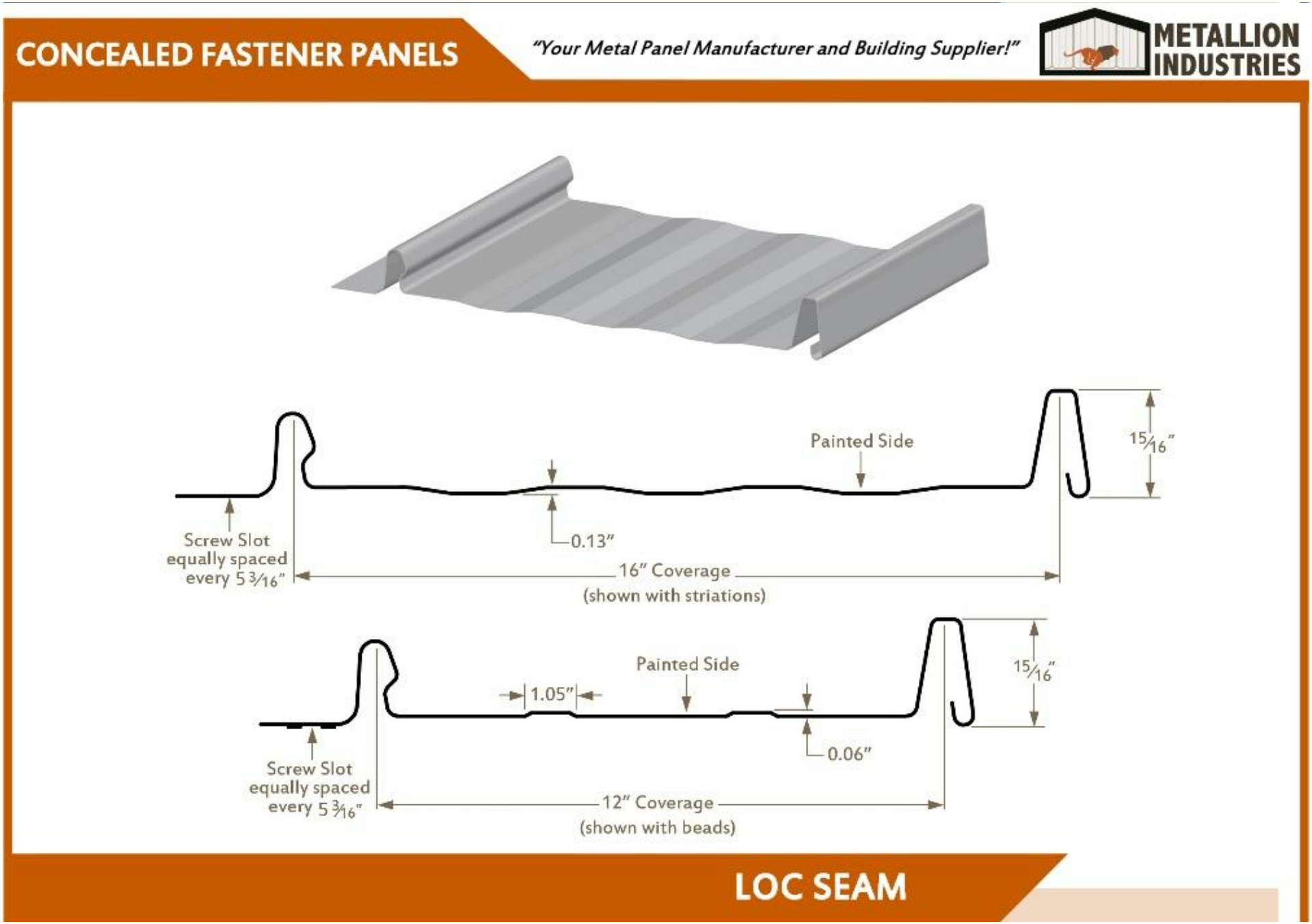

Window Change - Current


Window Change - Proposed



Window Change - Proposed (Plan View)

Roof - Current Condition



Proposed Metal Roof - Panel Details

CONCEALED FASTENER PANELS

24 gauge - 12” seam - concealed fasteners

Proposed Metal Roof - Panel Details

METALLION INDUSTRIES

Loc Seam
Roof Panel

FASTENER INFORMATION

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

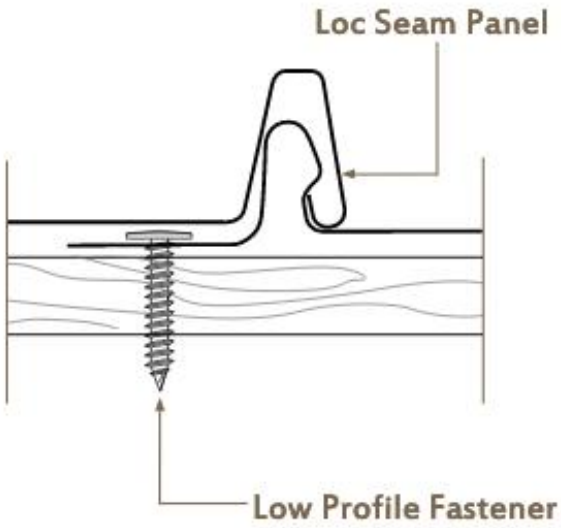
Fasten Panel to Steel using
#12-14 Low Profile Drill-Tip Screw

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

Install one screw every 16" within
pre-punched slots

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

PANEL FASTENING



Proposed Metal Roof - Panel Details

RESIDENTIAL | CONCEALED FASTENERS | 12" OR 16" COVERAGE | MINIMUM SLOPE 3:12 | SOLID SUBSTRATE

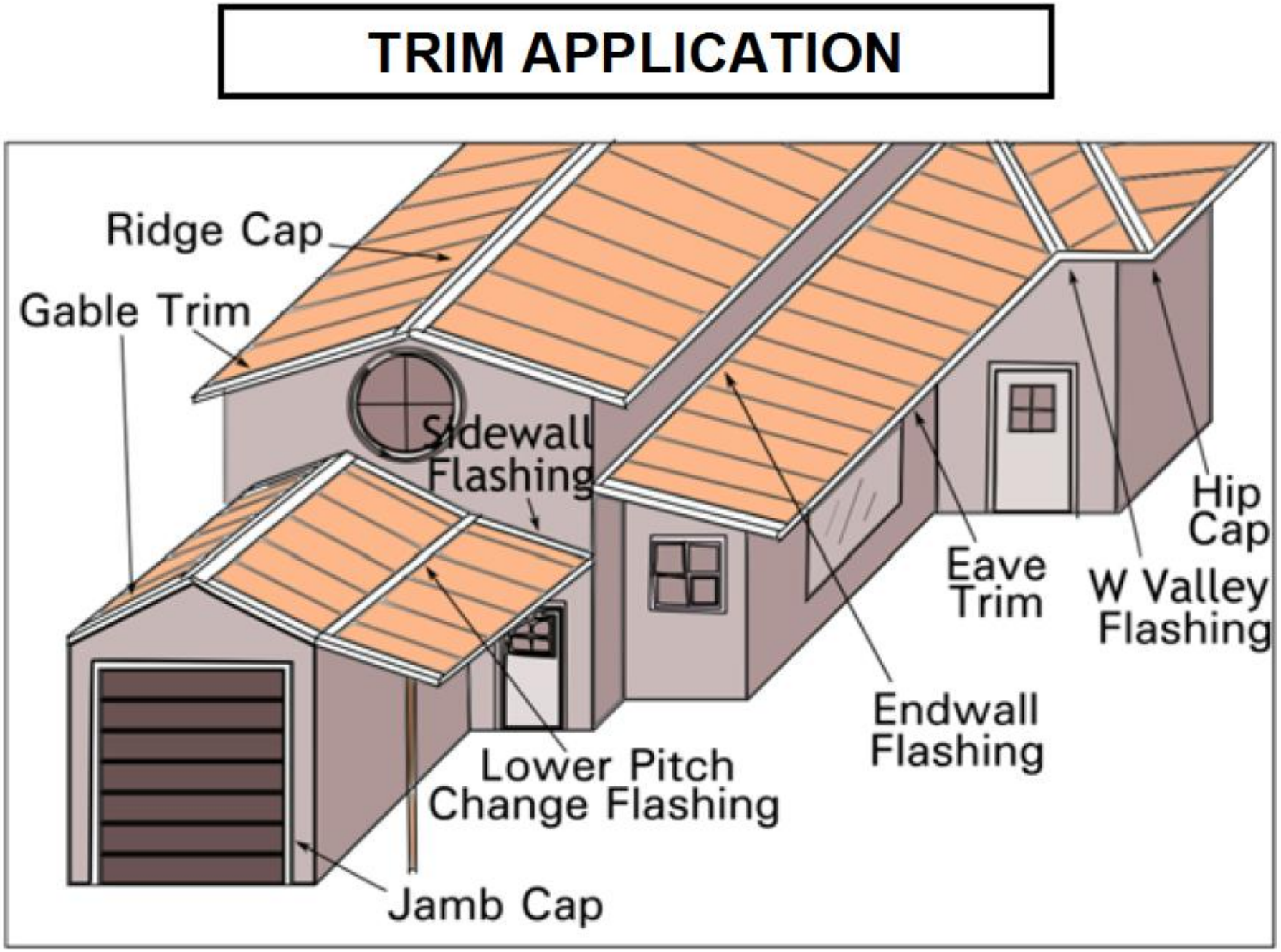
PANEL DESCRIPTION

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

TESTING DATA

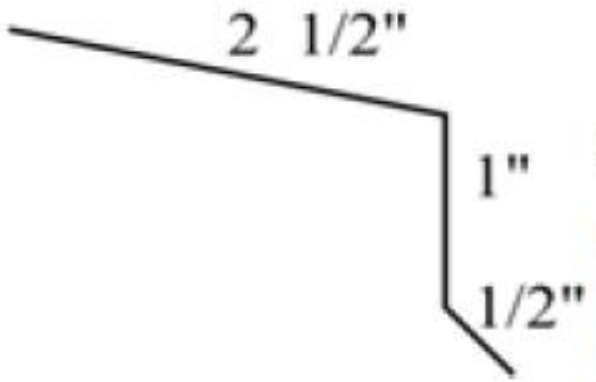
- UL 2218 Impact Resistance
- UL 790, 263 Fire Resistance
- UL 580 Uplift Resistance

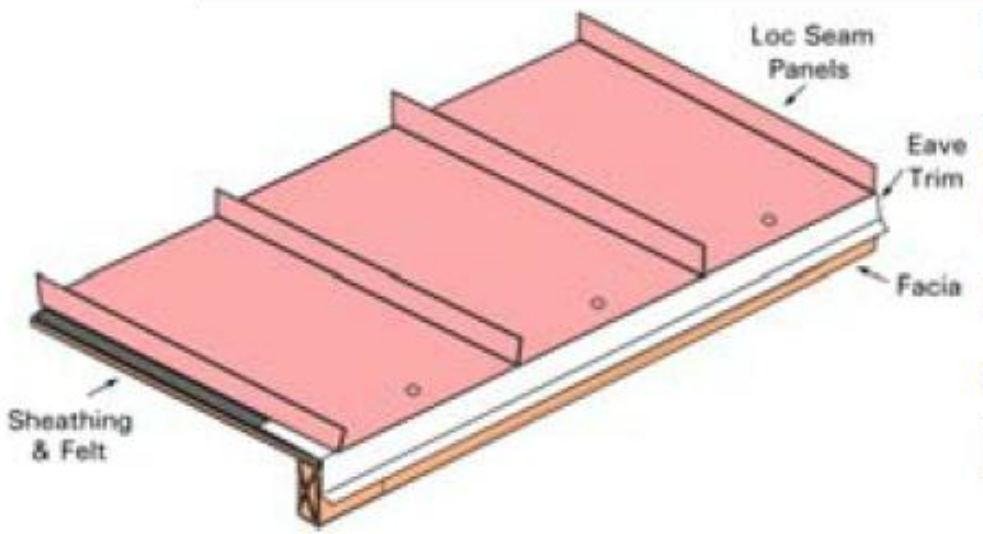
Proposed Metal Roof - Panel Details



Proposed Metal Roof - Trims and Flashings

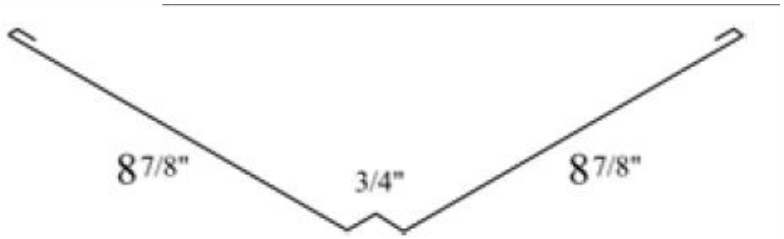
EAVE TRIM

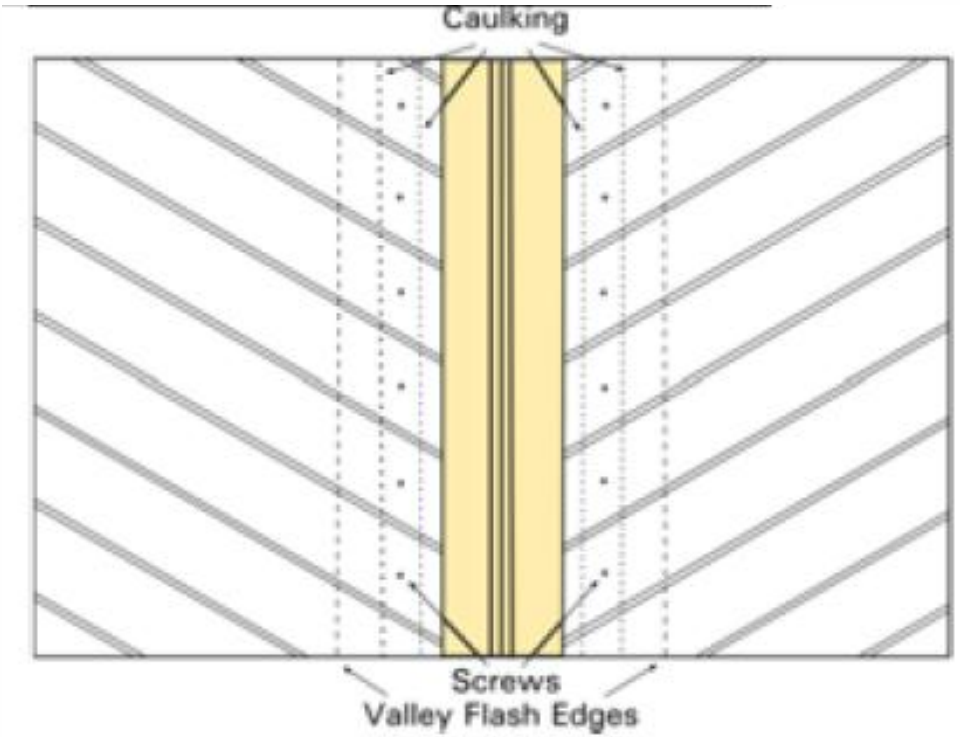




Proposed Metal Roof - Trims and Flashings

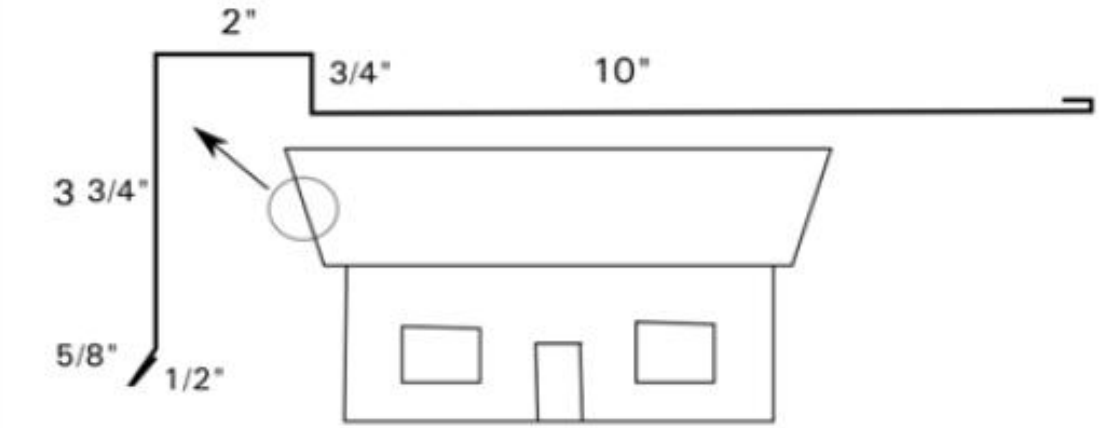
W-VALLEY FLASHING

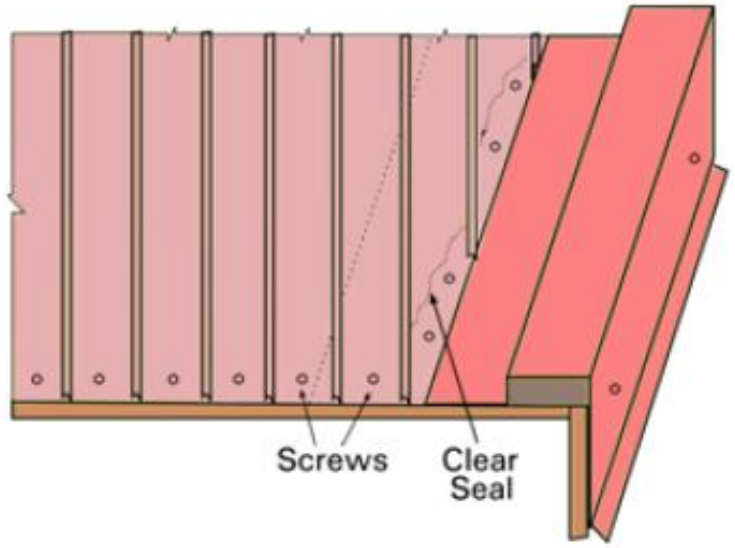




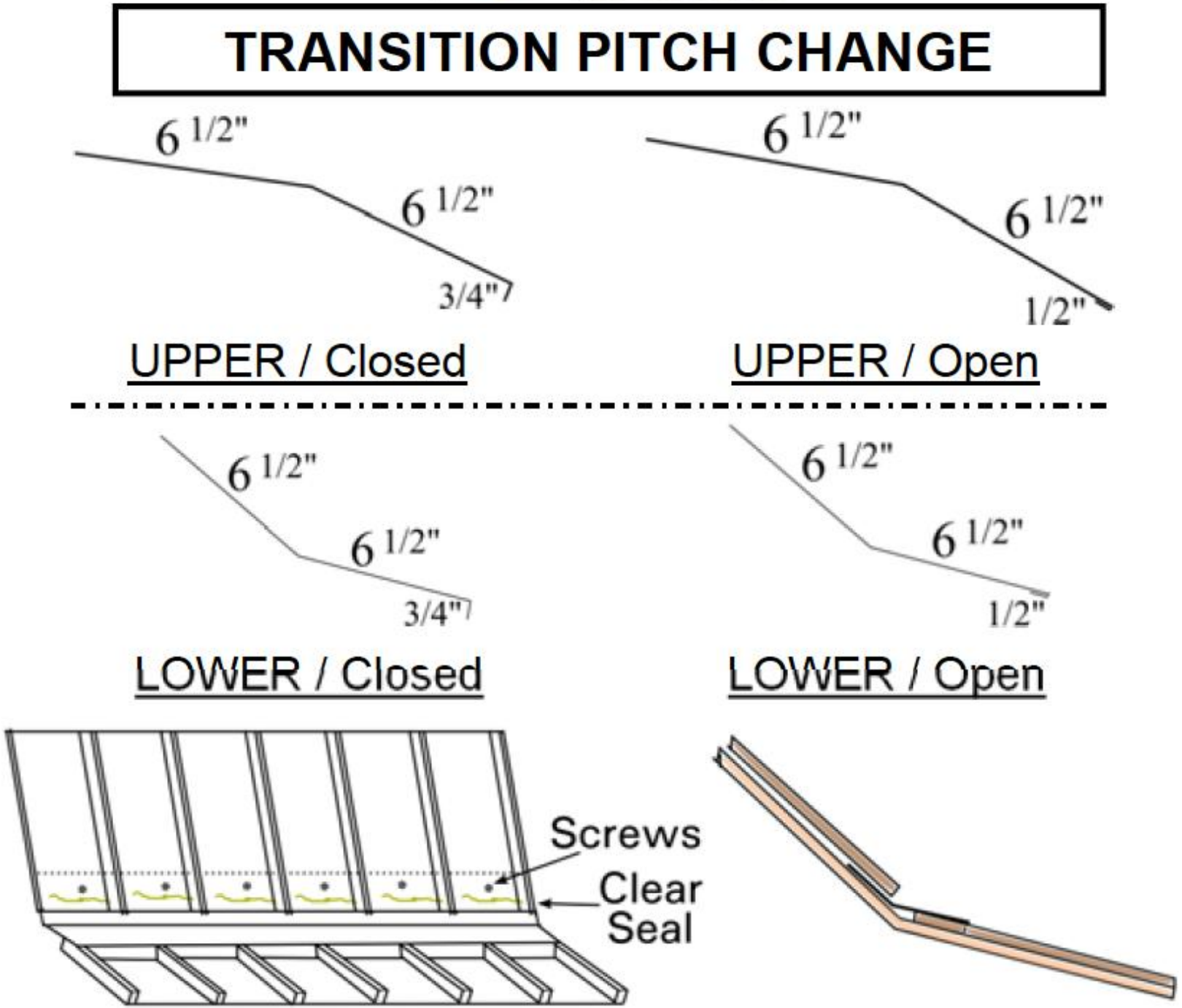
Proposed Metal Roof - Trims and Flashings

PROW GABLE TRIM

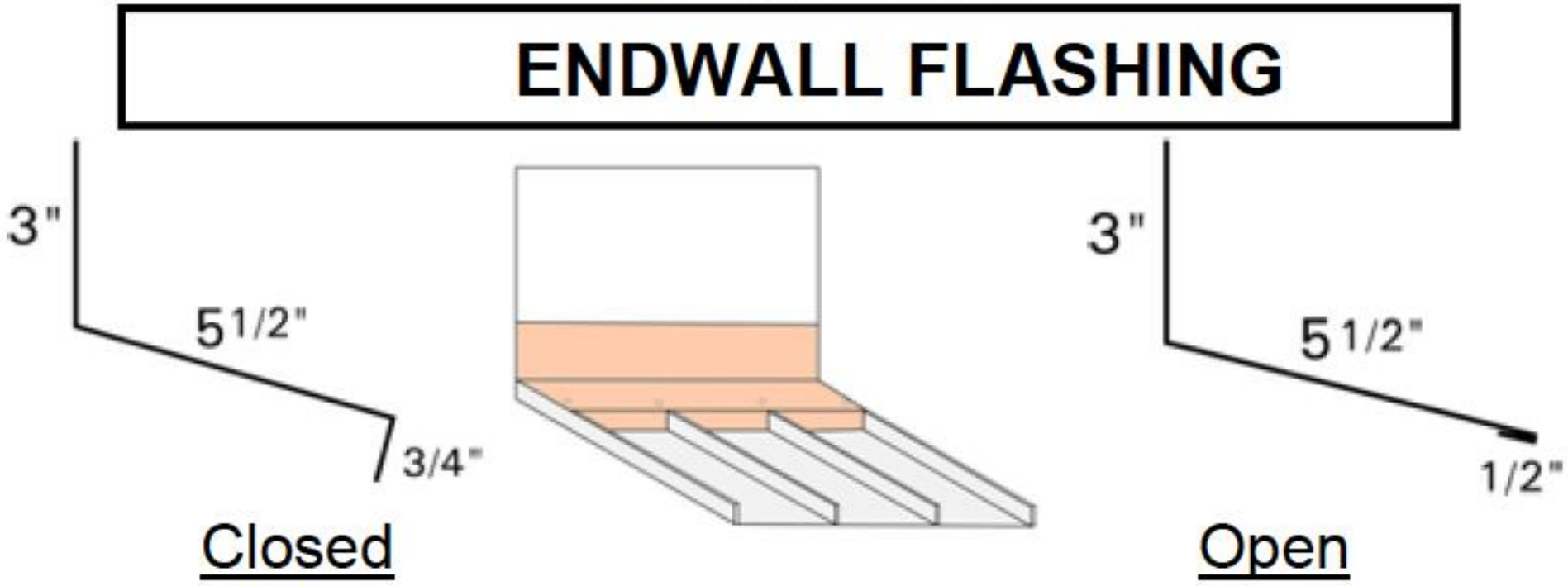




Proposed Metal Roof - Trims and Flashings

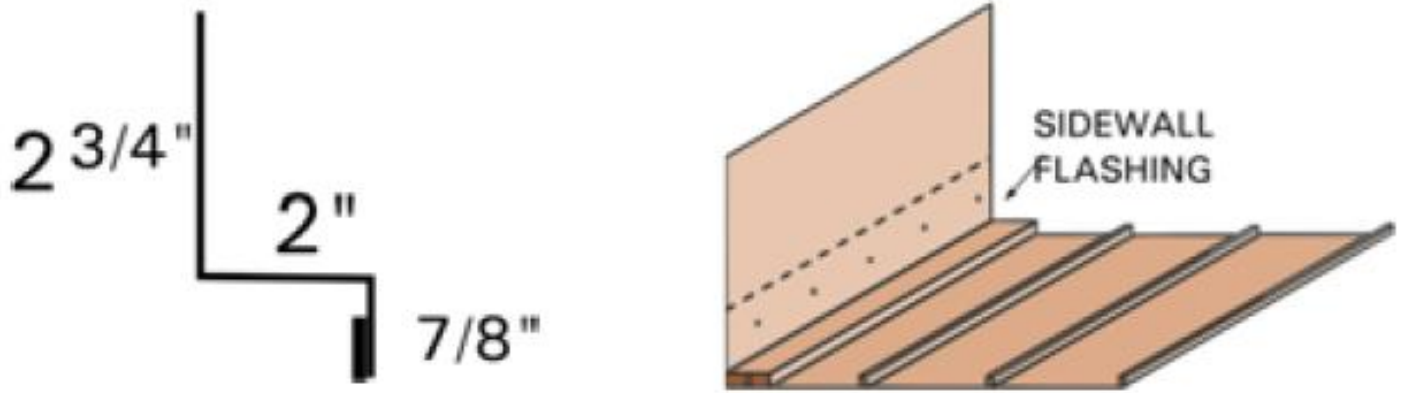


Proposed Metal Roof - Trims and Flashings

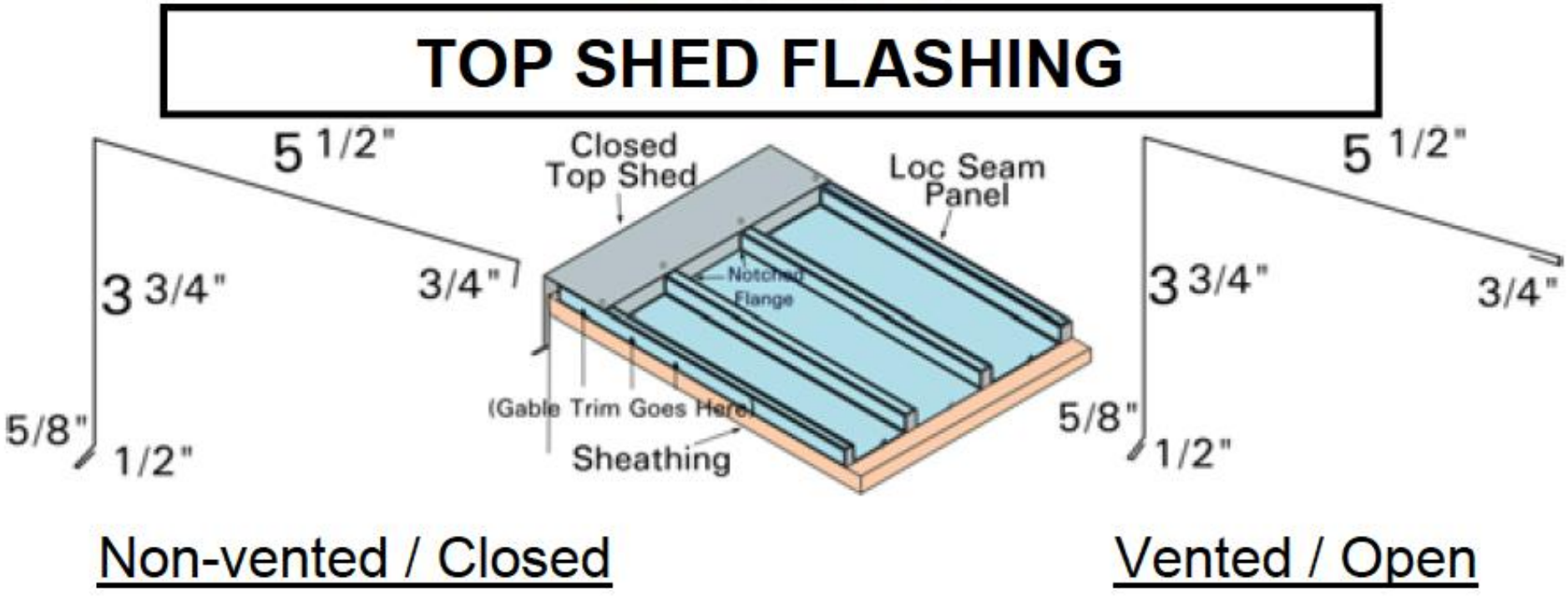


Proposed Metal Roof - Trims and Flashings

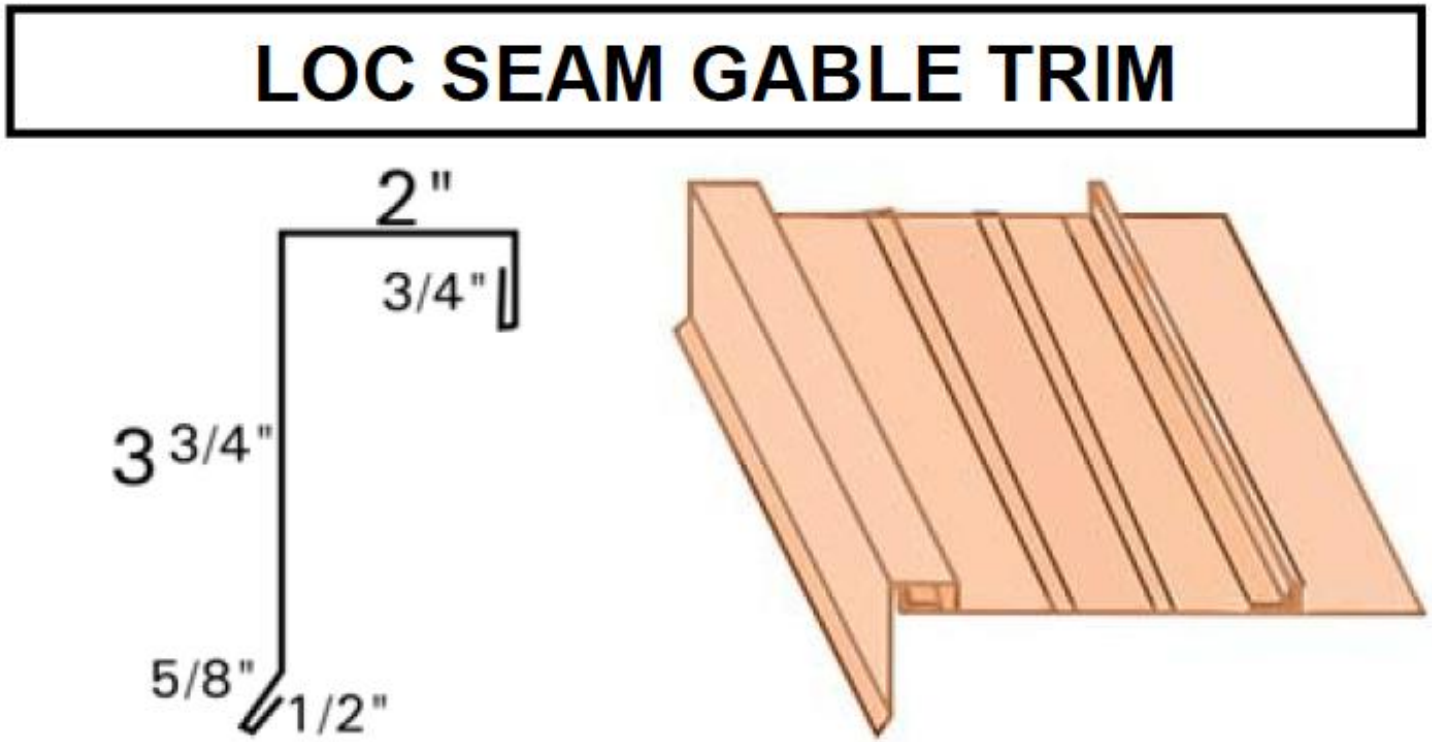
SIDEWALL FLASHING



Proposed Metal Roof - Trims and Flashings

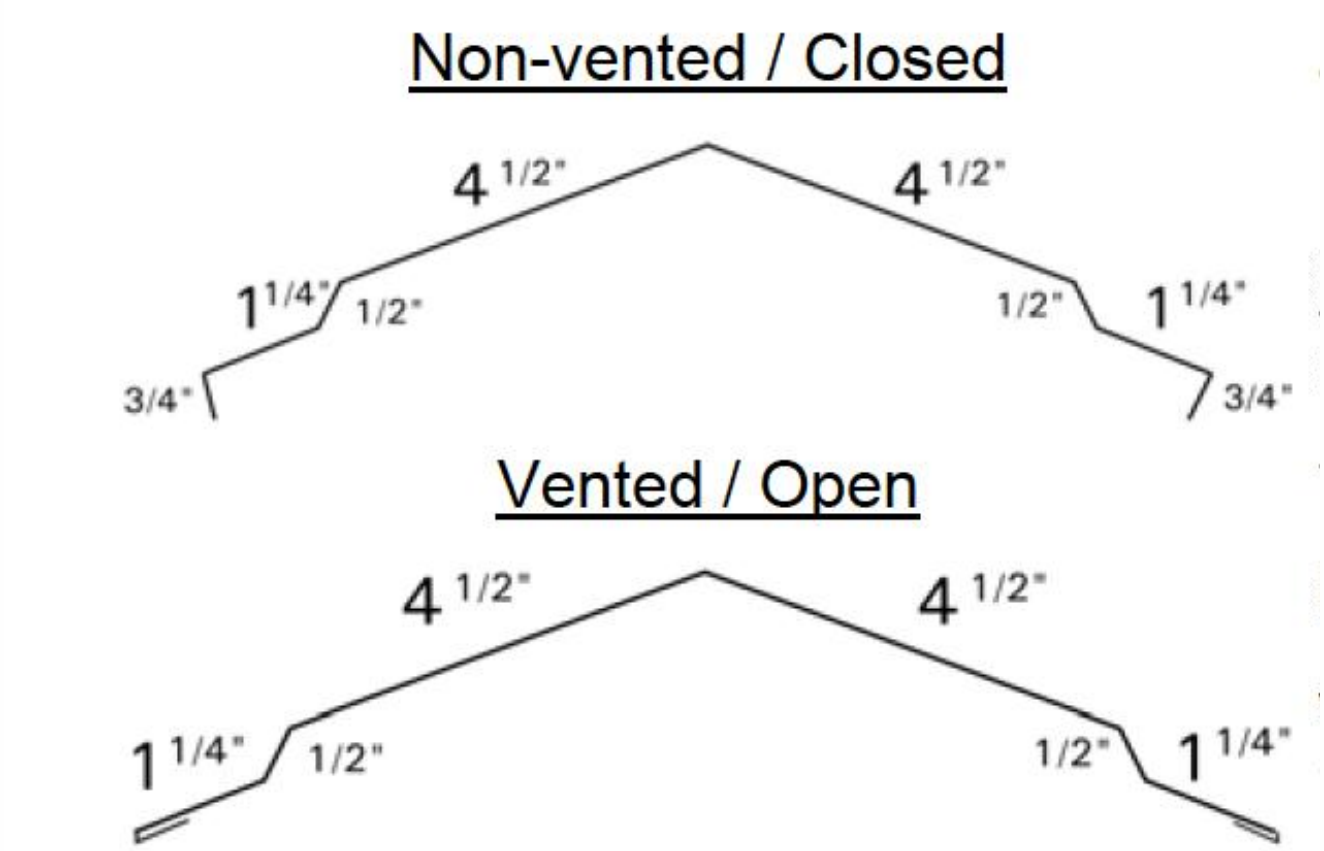


Proposed Metal Roof - Trims and Flashings



Proposed Metal Roof - Trims and Flashings

RIDGE CAP



Proposed Metal Roof - Trims and Flashings

Metal Roofing,
Siding & Building
Accessories

METALLION INDUSTRIES

Residential
Agricultural
Commercial

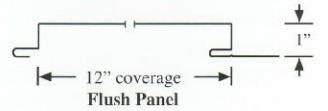
24 gauge PVDF* Colors

Regal White

Evergreen

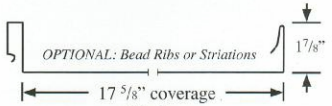
Sandstone

Hartford Green



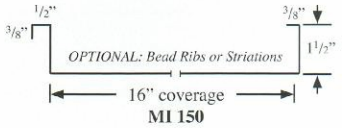
Flush Panel

Sierra Tan



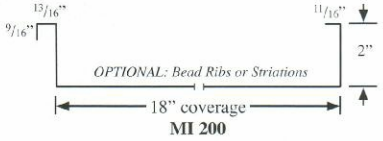
Clip Loc

Light Bronze



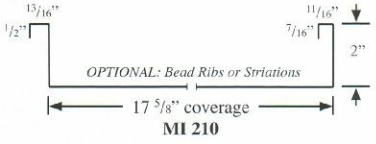
MI 150

Slate Gray



MI 200

Dark Bronze



MI 210

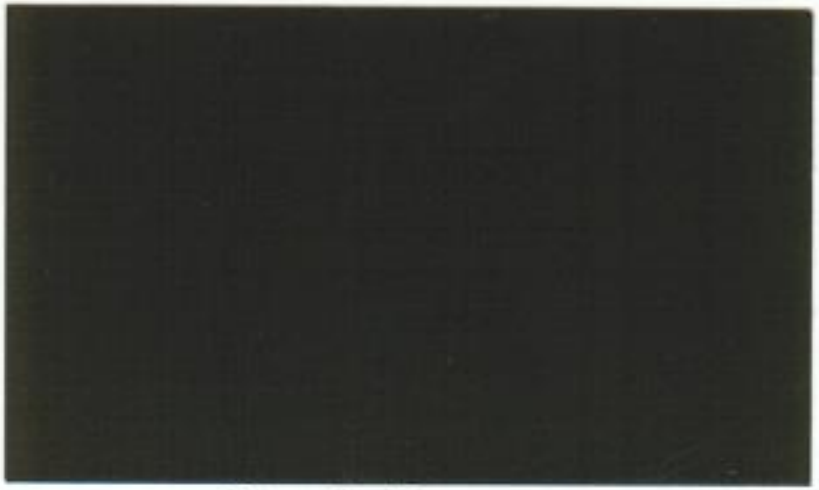
Colonial Red

Matte Black

Colors listed above are intended to be close representations. Actual color chips are available upon request. Please verify color, gauge, and profile availability.
See back page for details.
Contact us for other color variations and their associated lead times. * PVDF = Polyvinylidine Flouride, also known as Kynar 500® or Hylar 5000®.

Proposed Metal Roof - Color Options

Light Bronze



Dark Bronze

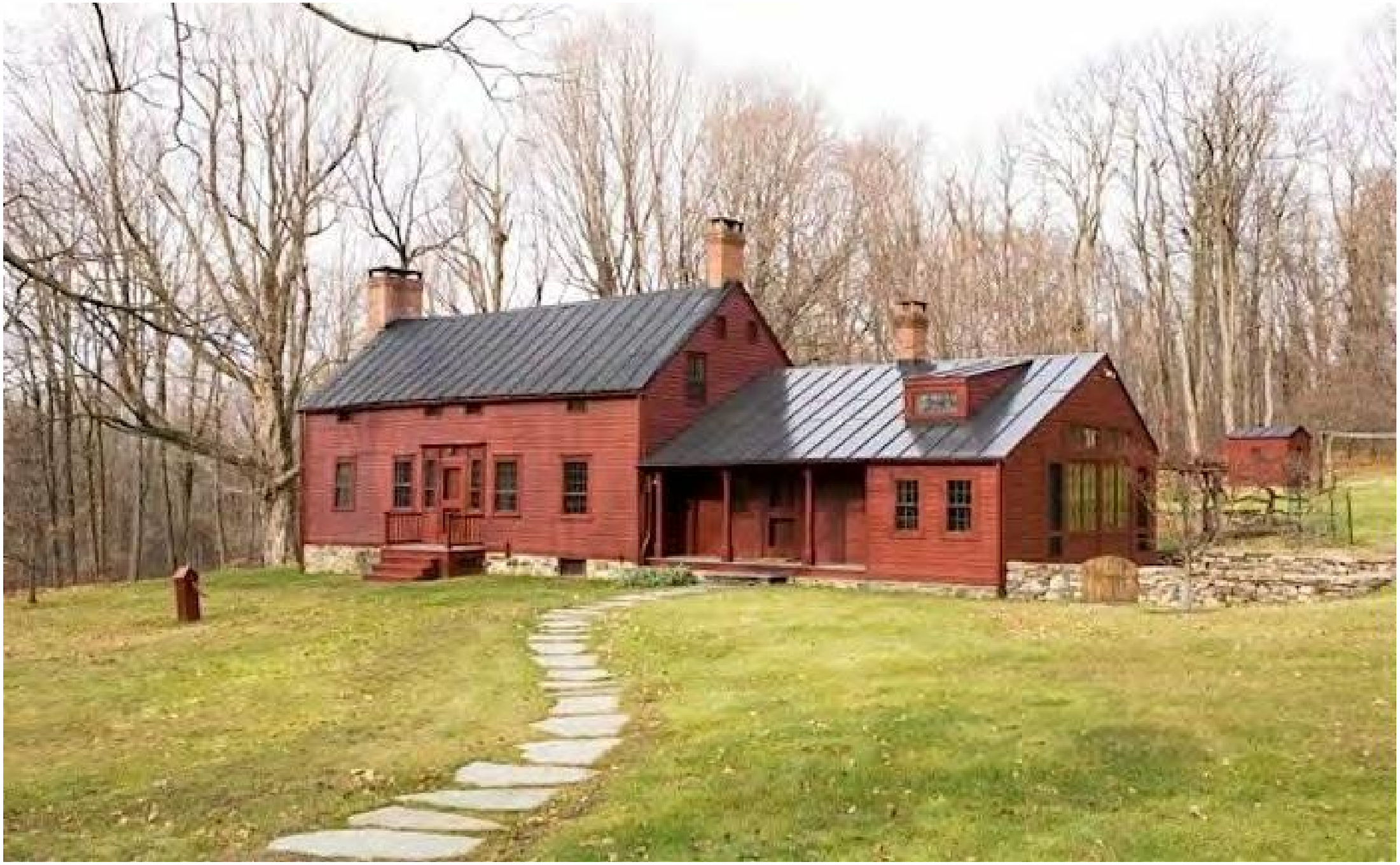
Proposed Metal Roof - Client Color Selections

835 NW Birch Street

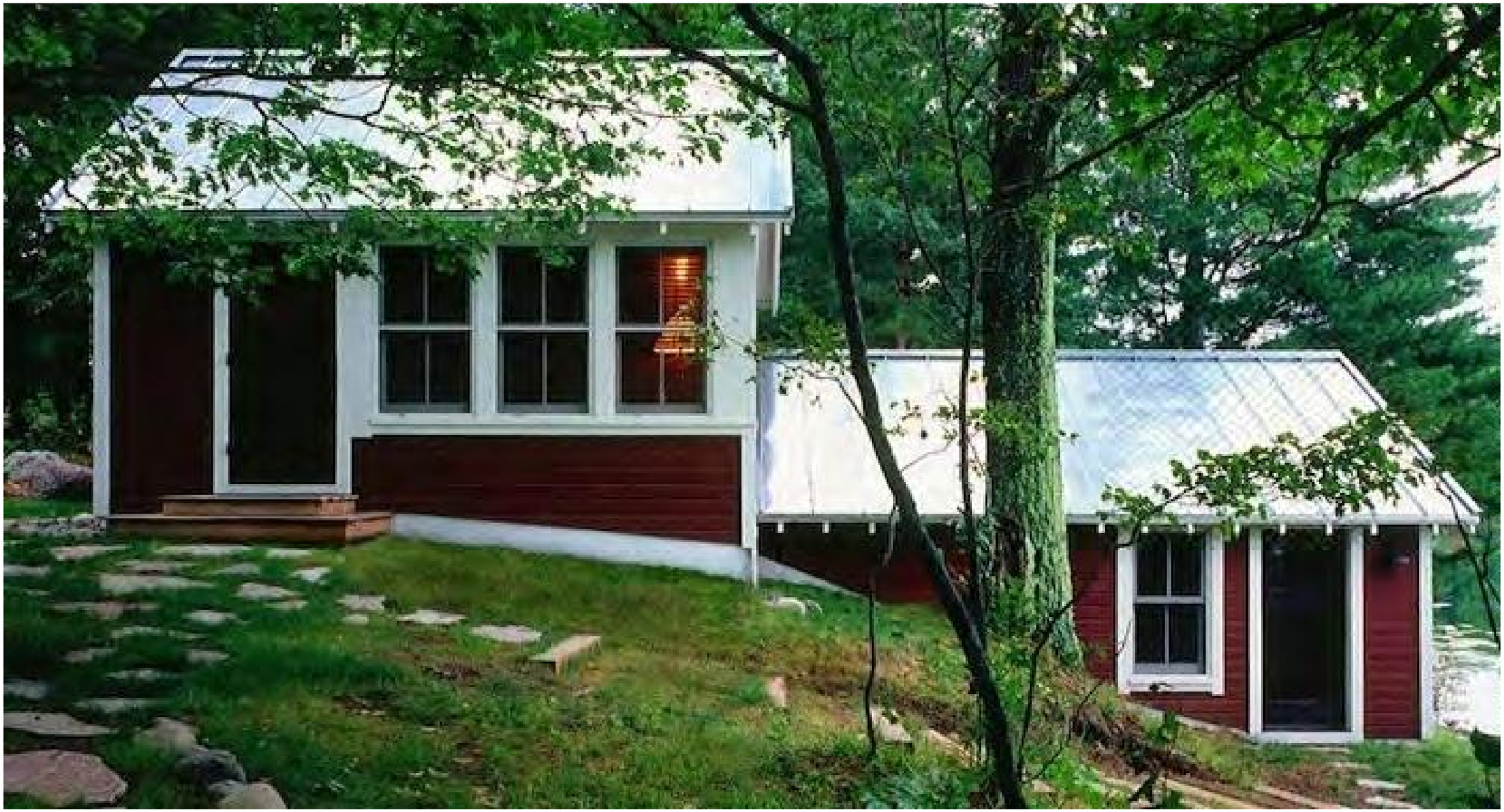
Historic Landmark Alteration
Examples of Metal Roofing on Historic Homes

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

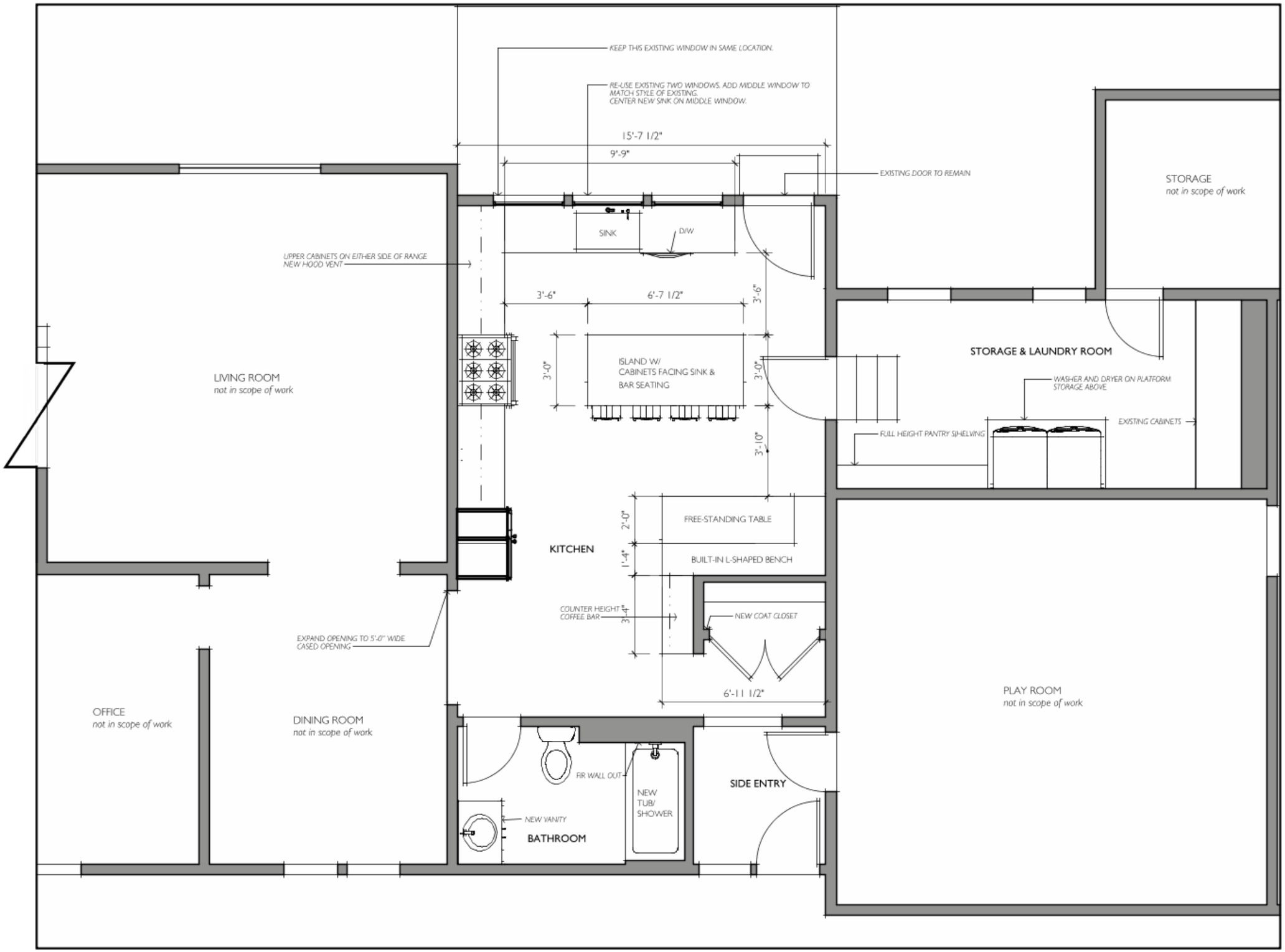
Historic standing seam metal roof with crimped ridges.



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



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



REMODEL FLOOR PLAN

SCALE 1/4" = 1'-0"

ISSUE
4.19.20

PROJECT
WILKINS
REMODEL

DESIGN DRAWINGS

A

PARTIAL EXTERIOR ELEVATION - *Showing Alterations to Kitchen Windows & Proposed Standing Seam Metal Roof* ***- Color: Light Bronze***

SCALE: 1/4" - 1'-0"

PARTIAL EXTERIOR ELEVATION SCALE: 1/4" - 1'-0"

ISSUE 4.19.20

PROJECT WILKINS REMODEL

DESIGN DRAWINGS

A

01

EXTERIOR PERSPECTIVE - *Showing Alterations to Kitchen Windows & Proposed Standing Seam Metal Roof* ***- Color: Light Bronze***

SCALE: 1/4" - 1'-0"

EXTERIOR PERSPECTIVE SCALE: NOT TO SCALE

ISSUE **4.19.20**

PROJECT **WILKINS REMODEL**

DESIGN DRAWINGS

A

02

PLAN 1/4" = 1'-0" SCALE

ISSUE
1.2.20

PROJECT
WILKINS
REMODEL

SCHEMATIC DESIGN
DRAWN BY: MB

A

01