

# Certificate of Approval for Alterations

HL 3-20  
835 NW Birch Street

**HLC. 05.14.20**



# SITE LOCATION

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# PROPERTY INFORMATION

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- 835 NW Birch St
- Historic  
Landmark
- Listed as  
Significant  
(B274) on  
Historic  
Resources  
Inventory



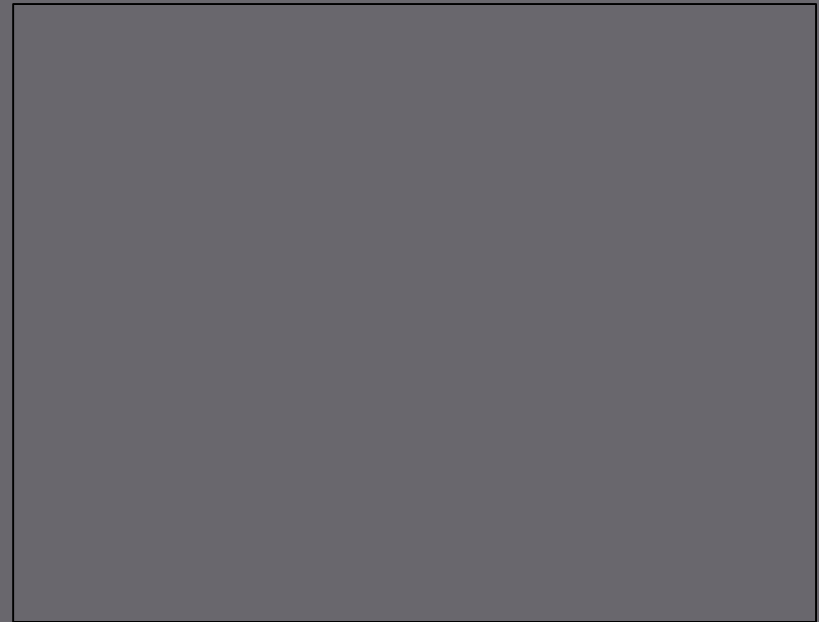
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# STATEMENT OF SIGNIFICANCE

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- “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.”



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# EXISTING CONDITION



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# PROPOSED ALTERATIONS



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# PROPOSED ALTERATIONS



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# REVIEW PROCESS

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- ❑ Certificate of Approval – Required for any proposed alteration of any historic landmark or property listed on National Register of Historic Places
- ❑ The Historic Landmarks Committee must base its decision on the review criteria described in Section 17.65.060(B) of the MMC

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# CRITERIA 17.65.060(B)(2)(i)

- ❑ The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
- ❑ Applicant proposing “Rehabilitation” treatment
  - ❑ “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.”
- ❑ Applicant proposing an alteration, and also the replacement of missing features (roofing materials)

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# SOI STANDARDS FINDINGS - ROOFING

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- ❑ **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. [...]

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# SOI STANDARDS FINDINGS - ROOFING

- ❑ **Design for the Replacement of Missing Historic Features (Continued) – [...]** A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is *to design a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features.* For properties that have changed over time, and where those changes have acquired significance, reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building’s history.”
- ❑ Standards call for replacement feature to be compatible with the overall historic character of the building
- ❑ HLC to consider whether proposed standing seam metal roofing compatible

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# SOI STANDARDS FINDINGS - ROOFING

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- ❑ Applicant provided photos of other buildings that appear historic with metal roofing
  - ❑ Staff does not feel that adequate context provided for photos
  - ❑ Also no evidence provided of metal roofing as a typical material in use on residential structures in McMinnville during the period of development (circa 1900)
- ❑ Applicant provided arguments that metal is listed as a roofing material in National Park Service and Secretary of the Interior materials
  - ❑ Referenced Preservation Brief: “Roofing for Historic Buildings”

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# SOI STANDARDS FINDINGS - ROOFING

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

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# SOI STANDARDS FINDINGS - ROOFING

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- ❑ Preservation Brief - “Roofing for Historic Buildings” in “Alternative Materials” section:
- ❑ *“Asphalt shingles or ceramic tiles are common substitute materials intended to duplicate the appearance of wood shingles, slates, or tiles.”*
- ❑ *“Cost and ease of maintenance may dictate the substitution of a material wholly different in appearance from the original. The practical problems (wind, weather, and roof pitch) should be weighed against the historical consideration of scale, texture, and color. Sometimes the effect of the alternative material will be minimal. **But on roofs with a high degree of visibility and patterning or texture, the substitution may seriously alter the architectural character of the building**”*

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# SOI STANDARDS FINDINGS - ROOFING

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- ❑ Recommended Guideline: Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or ***another material that is compatible with the historic character of the building.***
- ❑ Recommended Guideline: Designing and installing a new roof covering for a missing roof or a new feature, such as a dormer or a monitor, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. ***Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.***

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# SOI STANDARDS FINDINGS - ROOFING

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- HLC to consider whether proposed standing seam metal roofing compatible
- Historic roof material was a wood shingle
- Standing seam metal roof different in scale, texture, and appearance
  - Shingle roofing material more repetitive in scale and appearance
  - Texture of shingle roofing different than flat metal with standing seam
- Asphalt shingles exist on structure today
  - Preservation Brief specifically lists asphalt shingles as “common substitute materials intended to duplicate the appearance of wood shingles”
- Staff recommending to not find standing seam metal roof compatible
  - Condition of approval: Allow like-for-like replacement of existing asphalt shingle roof

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# SOI STANDARDS FINDINGS - WINDOW

- ❑ Proposed window alteration unique – Does not involve preservation of historic window (vinyl window exists today) or replacement of missing historic feature (two existing windows would remain)
- ❑ Alteration involves relocation of one window and creation of new window opening – result in a continuous row of three windows



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# SOI STANDARDS FINDINGS - WINDOW

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- ❑ Most applicable criteria from Secretary of the Interior Standards:

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

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

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

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

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# SOI STANDARDS FINDINGS - WINDOW

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- ❑ Staff suggests that the HLC consider whether the new window opening can be allowed “if required by a new use”
- ❑ If HLC does support the new opening, could find the new opening meets the Recommended and Not Recommended Guidelines:
  - ❑ Window alteration on rear elevation that is less visible and not prominent
  - ❑ Window alteration would not duplicate any historic fenestration pattern
- ❑ HLC should also consider compatibility of proposed materials (vinyl window)
  - ❑ “new openings and the windows in them should be compatible with the overall design of the building [...]”
- ❑ If HLC supports the new opening, staff suggests a condition of approval related to the new window materials

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# RECOMMENDATION

- ❑ **If the HLC finds the proposed window opening to meet applicable standards, staff has provided a Decision Document that would approve the application**
- ❑ **With conditions related to the proposed building materials, based on compatibility with the historic landmark:**
  1. That the new window proposed on the south elevation shall be a wood window. The window shall be a double-hung, one-over-one window in the same dimension as the adjacent existing windows.
  2. That the proposed standing seam metal roofing material is not allowed. The existing roofing material may be replaced with a like-for-like replacement of the asphalt shingle roofing material that currently exists on the structure. The replacement of the asphalt shingle roofing material shall maintain all of the existing forms and features of the roof, including the cross gables and eave returns.

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# QUESTIONS?



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# CRITERIA 17.65.060(B)(2)(b) & (c)

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- ❑ 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.
- ❑ 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.

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# CRITERIA 17.65.060(B)(2)(f)

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- 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.

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