



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

503-434-7311

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 806 SE DAVIS STREET

- DOCKET:** HL 4-20 (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 B540). The proposed alterations include the removal of two non-original additions on the rear of the structure, removal of an existing exterior chimney, and relocation of windows and doors on the rear façade where the additions are proposed to be removed.
- LOCATION:** 806 SE Davis Street. The property identified as Tax Lot 1100, Section 21CC, T. 4 S., R. 4 W., W.M.
- ZONING:** R-4 (Multiple Family Residential)
- APPLICANT:** David & Jori Whitling
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** December 8, 2020
- HEARINGS BODY & ACTION:** McMinnville Historic Landmarks Committee
- HEARING DATE & LOCATION:** January 5, 2021, Zoom Online Meeting
- 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 within fifteen (15) days of the date written notice of decision is mailed. The City’s

Attachments:

Attachment 1 – Application and Attachments

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 Alteration (HL 4-20), **subject to conditions**.

////////////////////////////////////
DECISION: APPROVAL WITH CONDITIONS
////////////////////////////////////

Planning Department: 
Heather Richards, Planning Director

Date: January 7, 2021

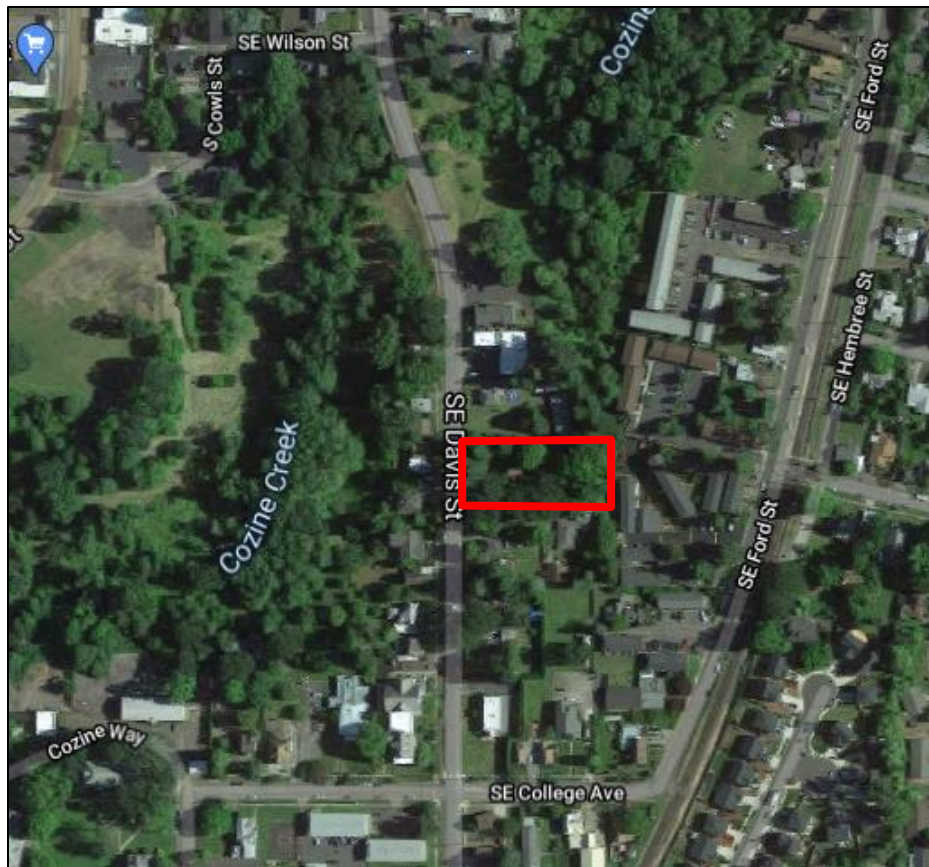
I. APPLICATION SUMMARY:

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 request 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 806 SE Davis Street. The property identified as Tax Lot 1100, Section 21CC, T. 4 S., R. 4 W., W.M. **See Vicinity Map (Figure 1) below.**

Figure 1. Vicinity Map (Property Lines Approximate)



The existing building on the subject property is listed on the Historic Resources Inventory as a Significant resource (resource number B540).

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

“The proposed project consists of two areas of alteration to the existing home exterior: 1) removal of existing brick chimney on the back of the home, and 2) removal of two previously constructed additions on the rear of the home in order to enhance the outdoor space and return the home to a state more similar to original construction.

Attachments:

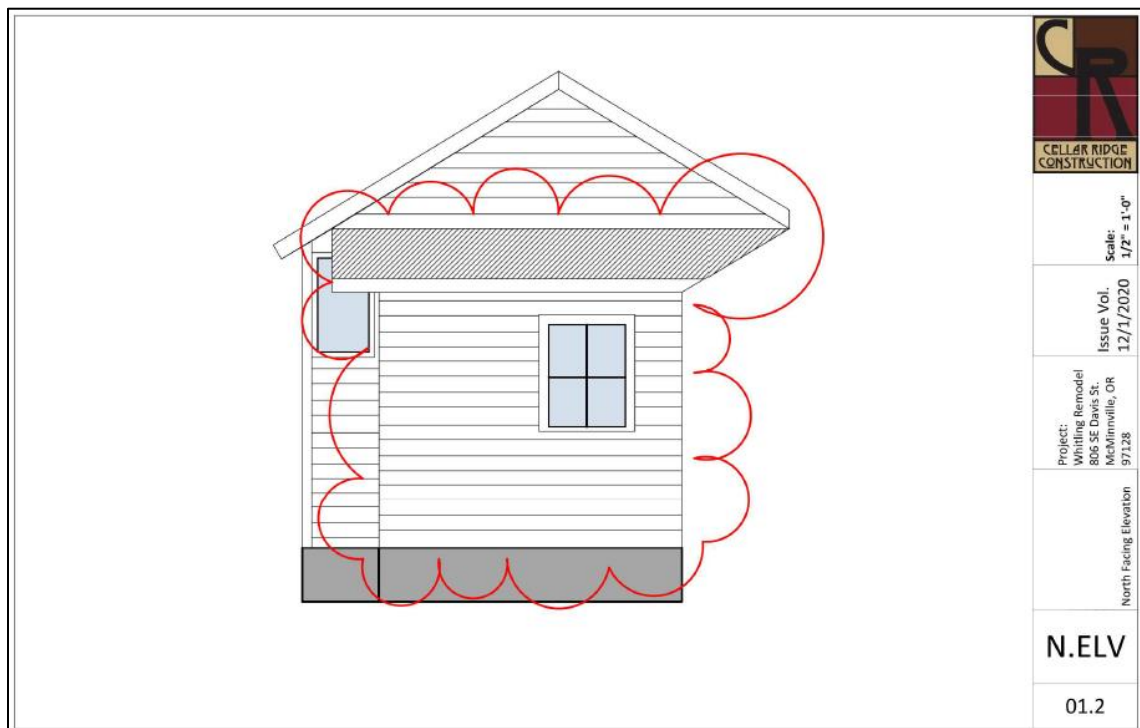
Attachment 1 – Application and Attachments

1. Chimney – the interior fireplace will be removed, necessitating removal of the original brick chimney which will no longer have adequate support. Chimney will be carefully removed from existing structure. Shiplap siding will be repaired using material from the two additions we seek to remove.
2. Removal of additions – The two porch addition structures will be entirely removed, and a new deck installed. The East facing exterior of the main home will be altered to include a horizontal window and a set of French doors to provide an exit outside and onto the deck. The North facing exterior will include a door for access to the garage/storage area. The existing roof line will be extended by approximately 3-4 feet to provide a covered walkway to allow for shelter from the elements when walking between the main home and the garage/storage area.”

A rendering of the proposed alterations was provided by the applicant and is identified below:

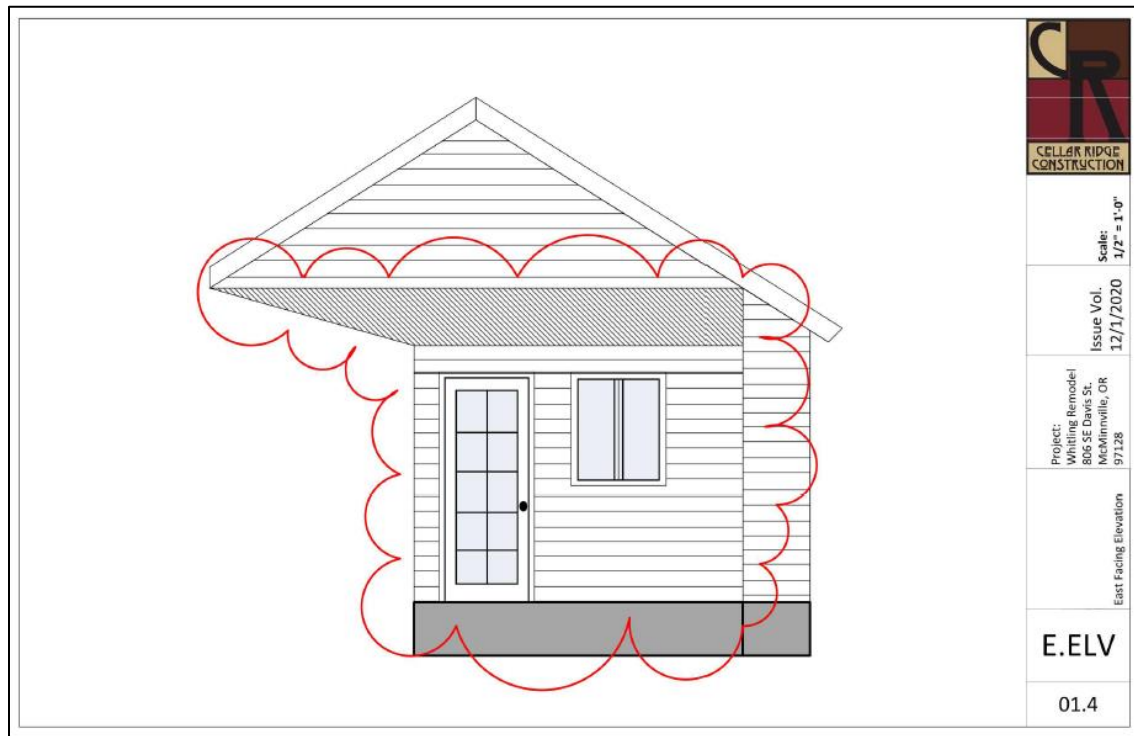
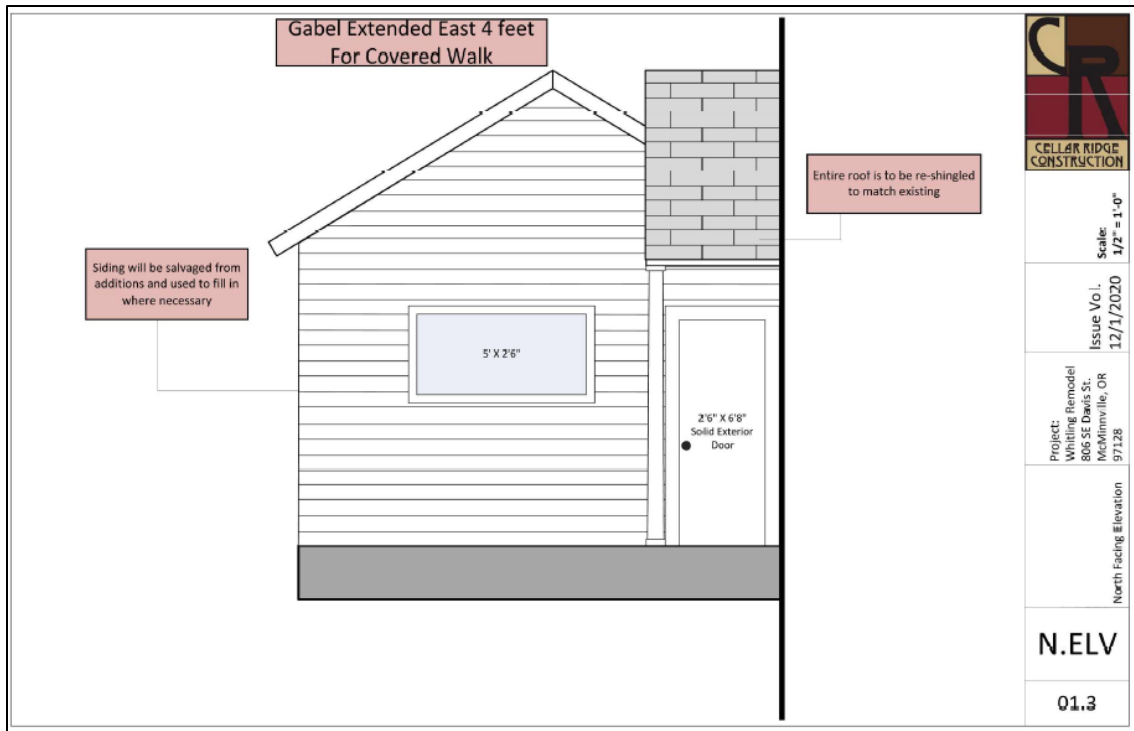


The proposed alterations are identified in the submitted building elevations identified below:



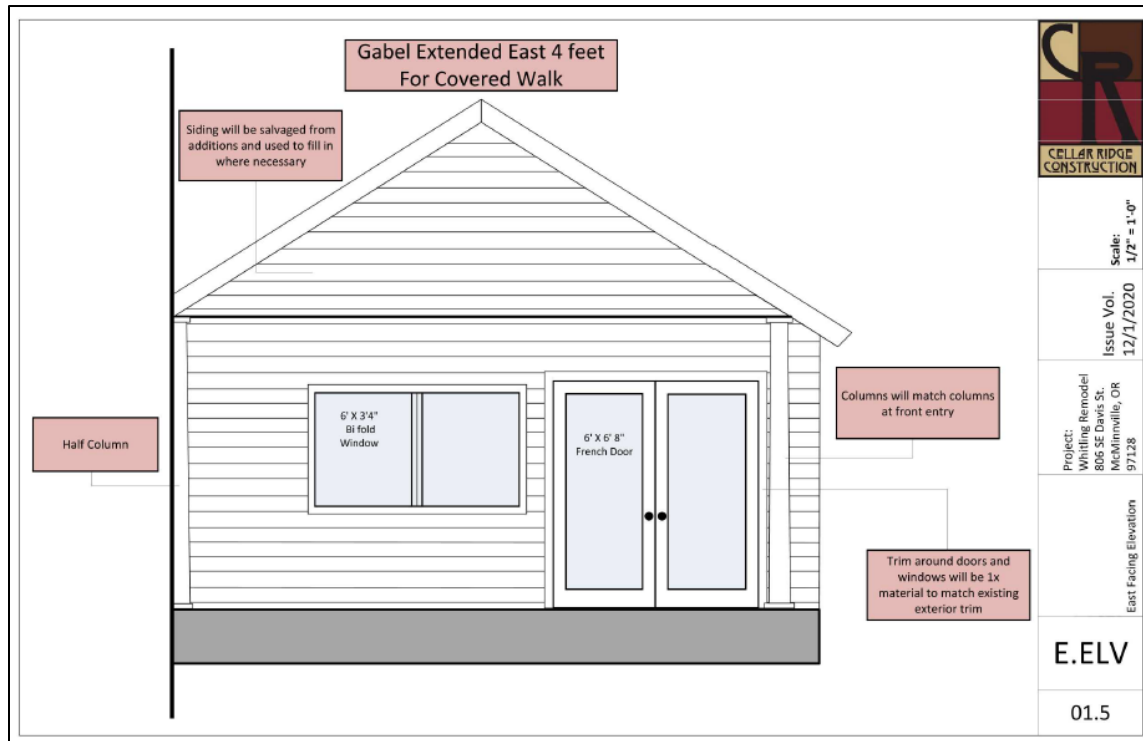
Attachments :

Attachment 1 – Application and Attachments



Attachments:

Attachment 1 – Application and Attachments



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 B540) for the subject property. The survey photo of the building is dated as 1983. This survey work led to the inclusion of the property on the Historic Resources Inventory, and the Historic Resources Inventory was adopted by the McMinnville City Council on April 14, 1987 by Ordinance 4401. The “Statement of Historical Significance and Property Description” state the following:

“A two-story wood frame home. Drop siding and corner boards. The roof is an off-center, double-cross gable on the south side; the back side of the house wasn’t viewed. Windows are paired, one-over-one, double-hung sash with cornice moulding. The small one-story gabled front porch has balustrades which flare outward.

The Latourette family was very important in the history of Linfield College. D.C. Latourette, probably the builder of this house, taught at the then McMinnville College from 1878-1880 and served on the Board of Trustees from 1889-1907.

Kenneth Latourette, his son, graduated from Linfield in 1904, became a professor at Yale and was a noted historian in the fields of Christianity and the Far East. Latourette Hall on Linfield’s Campus, was named for the family.”

Summary of Criteria & Issues

The application (HL 4-20) is subject to Certificate of Approval for Alteration review criteria in Section 17.65.060(B) of the McMinnville Municipal Code (MMC). 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 MMC, require the Historic Landmarks Committee to base each decision on the following criteria:

Attachments :

Attachment 1 – Application and Attachments

1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
2. The following standards and guidelines:
 - a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
 - b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 - c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
 - d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 - e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
 - g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
3. The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;
4. The value and significance of the historic resource; and
5. The physical condition of the historical resource.

The applicant has provided findings to support the request for a Certificate of Approval for Alteration. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the new windows and doors be wood to be consistent with the historic materials that existed on the historic resource and to protect the historic character of the historic resource. The windows and doors shall be finished with wood trim that matches the size and dimension of the existing window trim on the remainder of the house. The more decorative exterior window headers that exist on the front building façade do not need to be included in the window and door trim associated with the new windows and doors.
2. That the siding on all final exterior building facades be a wood, horizontal siding that is consistent with the siding on the remainder of the home. As stated in the application narrative, the applicant shall attempt to save any matching siding from the porch additions being removed to be used in the final exterior building facades.
3. That the exterior chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvaged

Attachments:

Attachment 1 – Application and Attachments

brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The chimney may be reconstructed with wood framing and a thin brick veneer. The color of the replacement brick will be approved by Planning Department staff, and will attempt to be as close to the color of the original brick as possible. If reconstruction is necessary, the reconstructed chimney shall be the same size and dimensions as the existing chimney.

4. That the rear porch columns and siding shall match the configuration of the front porch columns and siding.

III. ATTACHMENTS:

1. HL 4-20 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 concerns with the submittal.

Conditions for future Building Permit: If the value of the improvements is more than 25% of the current Real Market Value for the structure listed by the Yamhill County Assessor's office, the applicant shall show the reconstruction of the site driveway and the construction of sidewalk in the right-of-way that conform to the public right-of-way accessibility guideline (PROWAG) standards. Contact Jeff Gooden at (503) 434-7312 with any questions regarding the driveway/sidewalk improvements.

Note: The existing private sanitary sewer lateral was evaluated for defects in 2016 and passed inspection. No additional inspection of the sewer lateral is required prior to issuance of a building permit.

- McMinnville Building Department

No permit is necessary for removal of the chimney and repair of the siding and roof eave. Building permits will be necessary for the balance of work. Additionally, because portions of the exterior wall at the new laundry won't meet the conventional construction provisions of the building code, an engineer will need to provide the lateral design for that portion. The rest of work however may be done by a non-licensed design professional.

- McMinnville Water and Light

McMinnville Water & Light has no comments on this historic landmark submittal.

- McMinnville Fire Department

We have no issues with the proposed renovations. Please make a note that any change of use would require the structure to be brought up to code for the new type of use.

- Comcast

Comcast has no conflicts or comments on this matter.

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 meeting on January 5, 2021, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, David & Jori Whitling, submitted the Certificate of Approval application (HL 4-20) on November 23, 2020.
2. The application was deemed incomplete on November 30, 2020. A revised application submittal, including the items that were requested by the Planning Department to deem the application complete, was provided on December 2, 2020.
3. The application was deemed complete on December 8, 2020. Based on that date, the 120 day land use decision time limit expires on April 7, 2021.
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 January 5, 2021 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 December 18, 2020.
6. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public meeting.
7. On January 5, 2021, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 806 SE Davis Street. The property identified as Tax Lot 1100, Section 21CC, T. 4 S., R. 4 W., W.M.
2. **Size:** Approximately 0.60 acres.
3. **Comprehensive Plan Map Designation:** Residential

Attachments:

Attachment 1 – Application and Attachments

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 B540.
 - b. **Other:** None
8. **Other Features:** The site is developed with a single family residential structure. The site is relatively flat with some slope toward the east at the eastern portion of the lot. The only significant or distinguishing natural features associated with this property is that the property is fairly vegetated with a number of large and mature trees.
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 Davis Street, which is identified as a Minor Collector street in the McMinnville Transportation System Plan (TSP). Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for minor collector streets as 56 or 66 feet depending on whether bike lanes are included. SE Davis Street is identified as being a street with bike sharrows and not bike lanes in the TSP, therefore the required right-of-way width adjacent to the property is 56 feet. The existing right-of-way width adjacent to the property is 60 feet, which exceeds this minimum right-of-way width.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) of the Zoning Ordinance.

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

Comprehensive Plan Volume II:

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

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

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

Attachments:

Attachment 1 – Application and Attachments

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

GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES

APPLICANT’S RESPONSE: The proposed project will meet the policies of the Comprehensive plan by preserving and protecting this site of historical significance while also returning it to a state more consistent with its original construction. The alterations to be made to the home will likely increase property value and improve energy efficiency.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant’s findings. The City agrees that the investment in the structure is a commitment to the continued use and preservation of the historic resource. However, the City finds that the materials proposed to be used in the alterations to the structure would not preserve the historical significance of the structure. Conditions of approval are included to address the door, window, trim, and siding materials, and are described in more detail in findings for other applicable review criteria below. These conditions of approval would still allow the alterations and investment in the historic resource to occur.

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

Attachments:

Attachment 1 – Application and Attachments

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 also 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: The proposed project will meet the policies of the Comprehensive plan by preserving and protecting this site of historical significance while also returning it to a state more consistent with its original construction. The alterations to be made to the home will likely increase property value and improve energy efficiency.

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: The proposed project will not alter the historic use of the home, which was and will continue to remain a residence.

Attachments:

Attachment 1 – Application and Attachments

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

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

APPLICANT'S RESPONSE: The details of the proposed project are designed to maximize retention of the historic character and features of the property. The current chimney, which is not visible from the street, will be removed and siding from the same era will be used to patch the section where the chimney currently runs up the backside of the home. Removal of the porch additions will restore the house to a state more closely resembling the original construction.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City partially concurs with the applicant's findings. The City finds that evidence was provided to support the proposed removal of the porch additions, based on evidence that they were added at a later date and not original to the building or property. The porch additions are not associated with the documented historic character of the property and therefore, their removal does not result in the loss of a feature or space that characterizes the property. The footprint of the historic building after their removal will more closely resemble the original footprint and form of the building.

The exterior of the building, after the removal of the porch additions, is also proposed to be altered. The original east facing façade, as it exists underneath the existing porch addition, will be altered by the relocation of the door and enlargement of the door opening for French doors. The east facing façade will also include a new opening for a new window, and is also proposed to include an extension of the gable roof to allow for a small covered area underneath the extension of the gable roofline. The north facing façade, as it exists underneath the existing porch addition, will be altered by the replacement of the existing door, the removal of one small window, and the addition of a new window more centrally located within this north facing façade.

These alterations are proposed in areas of the building that are on the rear building facades in locations that are not prominent or highly visible, and are also in an area of the building that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Due to the location of the proposed window, door, and covered patio alterations, and the fact that the alterations would not substantially impact any primary building façade, the proposed alterations are not found to detract from the historic character of the historic resource. However, the material of the new building components should be consistent with the historic character of the historic resource. The applicant has stated that all other windows on the existing building have been replaced with more modern vinyl windows. However, there are still remaining historic wood materials on the building, including the existing window trim and siding. Wood windows were likely originally on the home and would be more consistent with the remaining historic materials on the building. Therefore, a condition of approval is included to require that the new windows and doors be wood to be consistent with the historic materials that existed on the historic resource and to protect the historic character of the historic resource. The condition also states that the windows and doors be finished with trim that matches the remainder of the house, which may be a 1x4 finger jointed pine as proposed by the applicant. The condition does specify that the more decorative exterior window headers that exist on the front building façade do not need to be included in the window and door trim associated with the new windows and doors, since they are on a rear façade and not including that decorative finish will distinguish the new windows and doors from the old. Another condition of approval is included to require that the siding on all final exterior building facades be a wood, horizontal siding that is consistent with the siding on the remainder of the home.

Attachments:

Attachment 1 – Application and Attachments

The City finds that the proposed removal of the exterior chimney is not supported, and that the removal of this feature would result in the loss of historic character of the building. While the chimney is not specifically referenced in the Historic Resources Inventory description of the historic resource, the chimney appears to be original and therefore provides historic character as an original feature still made of original brick materials. No evidence was provided that the chimney on the exterior of the building is in poor condition that would warrant its removal, but the chimney is proposed to be removed because the fireplace on the interior of the structure is being removed. The City does not find that this warrants removal of the exterior chimney. In order to preserve this original feature, a condition of approval is included to require that the exterior chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvage brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The replacement chimney may be constructed with wood framing and a thin brick veneer, with the replacement brick being as similar in color to the original as possible.

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 our intention to ensure that the house retains the historic character and features of the original property. As noted above, the chimney will be removed, but using original siding to patch that are will make it look original and if there were no chimney to begin with. We will maintain the current exterior siding that forms the current interior walls of the additions. As needed, the siding will be repaired to match the surrounding undisturbed areas of siding. The goal will be to remove any trace of the previous additions.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City partially concurs with the applicant's findings, in that the proposed alterations do not impact historically significant portions of the historic resource. The City adds that the proposal generally protects the character-defining structural components of the historic landmark, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the off-center, double-cross gable roof, the drop siding and corner boards, and the one-story gabled front porch with balustrades. The alterations are proposed in areas of the building that are on the rear building facades in locations that are not prominent or highly visible, and are also in an area of the building that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Also, the applicant is proposing to repair any areas of siding with salvaged materials or by matching with the same siding material, which will result in the alterations being physically and visually compatible with the historic resource. A condition of approval is included to require that the siding on all final exterior building facades be a wood, horizontal siding that is consistent with the siding on the remainder of the home.

However, the proposed window and door materials are not found to be physically or visually compatible with the historic resource, and also are not found to be consistent with other applicable review criteria, as described in more detail below. Conditions of approval are included to address the window and door materials.

In addition, the City finds that the proposed removal of the exterior chimney is not supported, and that the removal of this feature would not stabilize or conserve existing historic materials and features. While the chimney is not specifically referenced in the Historic Resources

Inventory description of the historic resource, the chimney appears to be original and therefore provides historic character as an original feature still made of original materials (brick). No evidence was provided that the chimney on the exterior of the building is in poor condition that would warrant its removal, but the chimney is proposed to be removed because the fireplace on the interior of the structure is being removed. The City does not find that this warrants removal of the exterior chimney. In order to preserve this original feature, a condition of approval is included to require that the exterior chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvage brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The replacement chimney may be constructed with wood framing and a thin brick veneer, with the replacement brick being as similar in color to the original as possible. The preservation of the chimney or the reconstruction using the same materials will ensure that the chimney either remains or is reconstructed in a manner that is physically and visually compatible with the existing, original chimney.

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: We do not believe that the structures previously added to the porch contain historic significance. They are clearly structures built over the previously existing porch, as evidenced by several features:

- Interior walls of these two rooms consist of exterior siding that matches the rest of the house. (Figure 2)
- The floor of these rooms slopes away from the main structure, consistent with original use as a porch.
- A screen door is still attached and in use between the kitchen and porch structure, despite the fact that this doorway is fully enclosed within the interior of the home. (Figure 3)
- Evidence of a prior large exterior window on the East-facing interior wall clearly shows that this was previously an exterior wall of the home. (Figure 4)
- A close look at the ceiling of the porch structure shows that the original roof line and decorative elements of the main structure were preserved, and the walls and ceiling of the porch structures were simply notched to accommodate the shape of the roofline. (Figure 5)
- Seams between the existing main structure and the walls of the porch additions are quite open and daylight is readily visible between them. Pattern of siding is also offset from that of the main house, neither of which would be expected if construction of the two were contemporaneous. (Figure 6) [...]

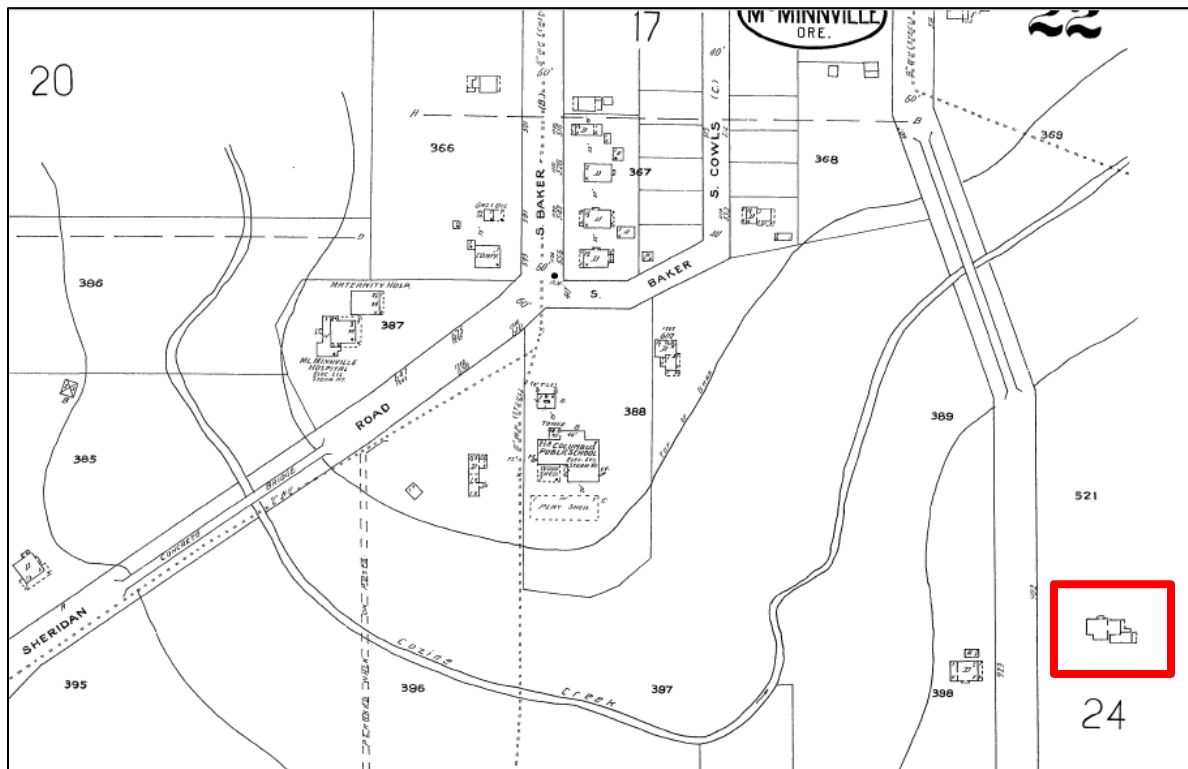
There is no documentation of these structures that we could find in available historic materials available to us. These porch structures are not visible on the Original Survey Photo, dated 1983, nor are they visible from the street. The Historic Resource Survey’s “Statement of Historical Significance and Description of Property” simply states that “the back side of the house wasn’t viewed”. The structures in question have been used as a storage pantry and to house the electric washer and dryer, so we do not believe that have been used in a manner consistent with developing any kind of historic significance.

FINDING: SATISFIED WITH CONDITION #3. The City concurs with the applicant’s findings, in that there is no evidence that the porch additions, which were changes to the property, have acquired historic significance that require retention or preservation. However, the removal of the chimney was not found to be supported by other applicable review criteria, as described in

more detail above. A condition of approval is included to require that the chimney be maintained or reconstructed if necessary, as described in more detail above.

Sanborn maps were reviewed in order to determine whether the additions proposed for removal were original to the building. The first Sanborn map that identifies the area where the subject historic resource is located was in 1928. The historic resource appears to be shown on the 1928 Sanborn map. However, not much detail is provided for the structure, if it is the historic resource in question. The area and the same structure are shown again on the 1948 Sanborn map, but again not much detail is provided for the structure. If these structures on the Sanborn map are the historic resource in question, the porch additions were not original. The exiting garage south of the main home is also not original, which is consistent with the existing floor plan that shows the garage being attached to a later addition. Based on the Sanborn maps and the evidence provided by the applicant, it is determined that the additions proposed to be removed are not original. The Sanborn maps and the potential reference to the historic resource at 806 SE Davis Street are identified below.

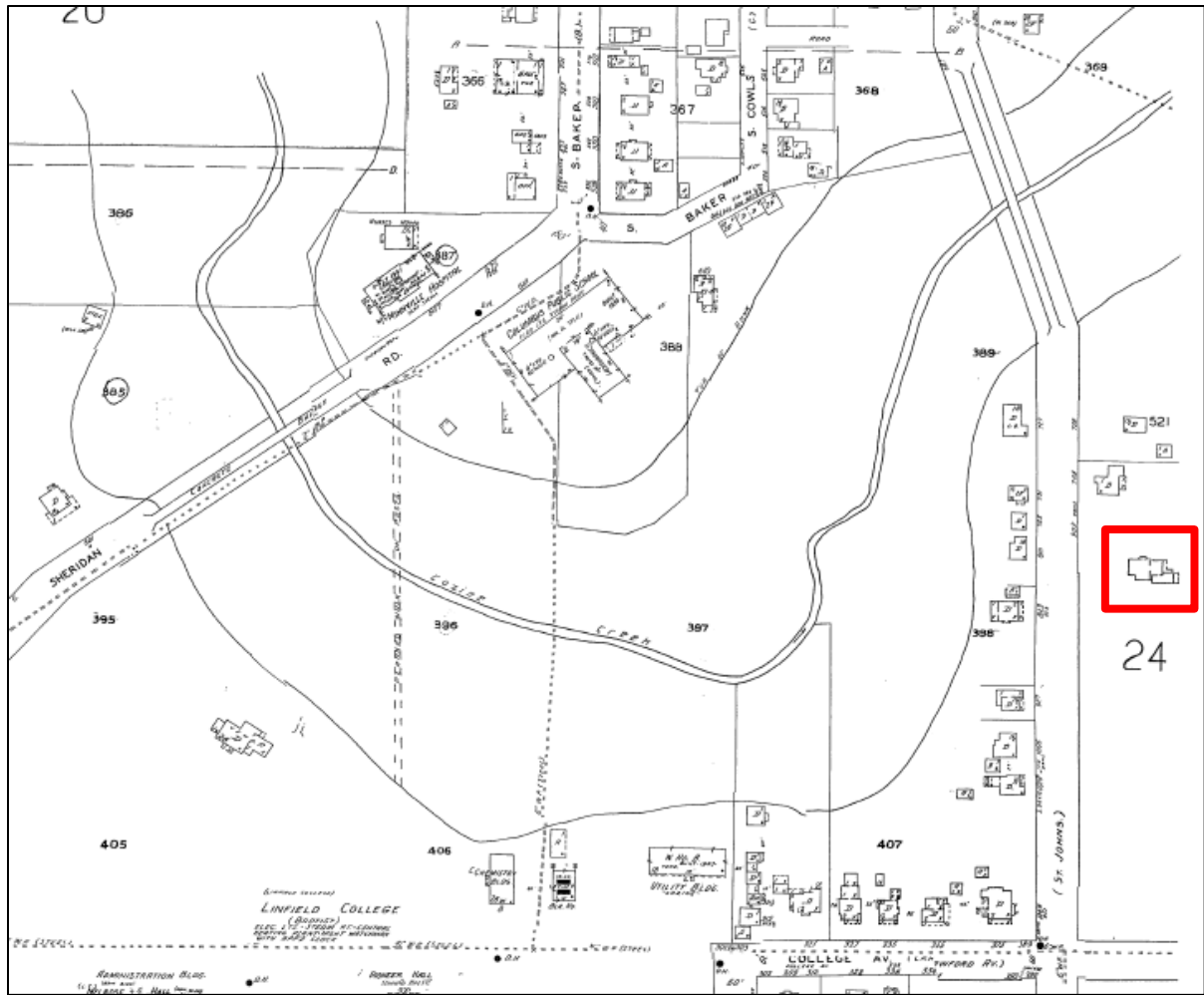
1928 Sanborn Map – Sheet 22:



1928-1948 Sanborn Map – Sheet 22:

Attachments:

Attachment 1 – Application and Attachments



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: We will maintain the existing East-facing roof line and extend that outward approximately 3-4 feet. This will be supported with two posts that will be designed to visually match the two existing columns currently located on the front porch of the home. Further detail of roof line is available in figures 12-14. [...]

This new porch area will include a total of four new openings in the walls:

1. A simple solid exterior door to provide entry into the existing garage structure to the south-facing wall, measuring 2’6”x6’8”. This replaces the existing door into this area, seen in Figure 15.
2. A horizontal window on the South-facing wall to provide light into the new laundry area, measuring 5’x2’6”.
3. A horizontal window on the East-facing wall to provide light into the kitchen, measuring 6’x3’4”. We propose using a bi-fold design window from Sierra Pacific Windows, which is made of a pre-primed pine material. (<https://www.sierrapacificwindows.com/Product/Detail/Window/Bi-Fold/All-Wood/Bi-Fold%20Window>). The bi-fold design allows us to pen up the room to the outside, but when closed looks basically identical to a traditional window.
4. A set of French doors on the South-facing wall to provide egress to the outside, measuring 6’x6’8”. We propose using a door from Marvin which is fiberglass but

Attachments :

Attachment 1 – Application and Attachments

designed to mimic wood, or equivalent if this is not available. (Additional info at <https://www.marvin.com/products/collections/elevate/swinging-french-door>).

These will be designed to match the existing windows and door style of the existing home. Specifically, the door and trim material will be 1x4 pre-primed finger jointed pine. (This trim can be seen in several of the pictures in this document, but especially Figure 13.) With the exception of the horizontal bi-fold window, our preference would be to utilize vinyl or fiberglass windows and doors for these areas as they are significantly more durable and cost-effective. We think a deviation from traditional wood openings is reasonable based on two factors – first, at some point in the past prior to our purchasing it, all the exterior windows of the main structure have been replaced with vinyl windows, so these new windows would actually match the current state of the home better if also in vinyl; and second – the area in question is on the well-enclosed rear façade of the house, not visible at all from the street or surrounding area.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City partially concurs with the applicant’s findings, in that the proposed alterations do not impact historically significant portions of the historic resource. However, the City finds that the proposed material for the windows and doors did not satisfy other applicable review criteria, as described in more detail above and below. Conditions of approval are included to address the window and door materials, as well as the siding, window trim, and the chimney. These conditions of approval will ensure that the finishes associated with the alterations will match the existing materials and finishes on the historic building. The condition related to the window and door trim does specify that the more decorative exterior window headers that exist on the front building façade do not need to be included in the window and door trim associated with the new windows and doors, since they are on a rear façade and not including that decorative finish will distinguish the new windows and doors from the old.

The City finds that the proposed removal of the exterior chimney is not supported, and that the removal of this feature would result in the loss of historic character of the building. While the chimney is not specifically referenced in the Historic Resources Inventory description of the historic resource, the chimney appears to be original and therefore provides historic character as an original feature still made of original materials (brick). No evidence was provided that the chimney on the exterior of the building is in poor condition that would warrant its removal, but the chimney is proposed to be removed because the fireplace on the interior of the structure is being removed. The City does not find that this warrants removal of the exterior chimney. In order to preserve this original feature, a condition of approval is included to require that the exterior chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvage brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The replacement chimney may be constructed with wood framing and a thin brick veneer, with the replacement brick being as similar in color to the original as possible.

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: As noted above, the chimney will be removed and replaced with siding that is consistent with the rest of the house. We will attempt to recycle the current brick if possible, and will use salvageable material from the removal of the two additions.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City finds that some of the proposed alterations are appropriate, but not all of the proposed alterations. Based on evidence provided by the applicant and an analysis of Sanborn maps that identify the historic resource in question, the City has determined that the proposed removal of the existing porch additions is appropriate. This determination is based on the fact that the additions are not original to the structure, are in areas of the building that are on the rear building facades in locations that are not prominent or highly visible, and are also in an area of the building that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Also, the applicant is proposing to repair or reconstruct any areas of siding with salvaged materials or by matching with the same siding material, which will result in the alterations matching the old materials in composition, design, color, and texture. A condition of approval is included to specifically require that the siding on all final exterior building facades be a wood, horizontal siding that is consistent with the siding on the remainder of the home.

However, the proposed window and door material is not found to match the old in composition or design, and also is not found to be consistent with other applicable review criteria, as described in more detail below in the findings for the Secretary of the Interior Standards. Conditions of approval are included to address the window and door materials.

The City finds that the existing condition of the chimney warrants repair and preservation, and that complete removal is not the appropriate level of intervention of that specific feature. While the chimney is not specifically referenced in the Historic Resources Inventory description of the historic resource, the chimney appears to be original and therefore provides historic character as an original feature still made of original materials (brick). No evidence was provided that the chimney on the exterior of the building is in poor condition that would warrant its removal, but the chimney is proposed to be removed because the fireplace on the interior of the structure is being removed. The City does not find that this warrants removal of the exterior chimney. In order to preserve this original feature, a condition of approval is included to require that the exterior chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvage brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The replacement chimney may be constructed with wood framing and a thin brick veneer, with the replacement brick being as similar in color to the original as possible. This will ensure that the reconstructed chimney, if it is necessary, matches the original chimney in composition, design, color, and texture.

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 criterion is not applicable, as there are no chemical or physical treatments being 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 in a manner compliant with local and federal regulations.

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 project is designed to meet published Standards for Rehabilitation as noted by the Department of the Interior. Specifically, regarding the chimney replacement, the recommended guideline states “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”. We do not believe the existing chimney has architectural or historic significance, as no evidence of the chimney is mentioned or visible in the original survey photo or any of the historic documents available to us. However, if the Historic Landmarks Committee disagrees, we could instead remove the existing chimney and replace with a faux-chimney to match the current chimney’s dimensions and façade.

Regarding the removal of the porch additions, the most applicable guideline seems to be the following “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.” In this case we believe that there is good evidence that the existing porch structures have been added on at a date significantly later than the original construction unknown to us, and the manner of their construction is incompatible with easy egress to the outside space. Furthermore, the porch structures also represent a safety hazard given that the flooring is not level and noticeable slopes away from the house. We have no historic documentation of what this area of the house originally looked like, so we will endeavor to use existing design features on the front of the house (e.g. columns) as a model for design of the new work, and in addition will maintain the existing color and siding material. As noted previously, the original exterior wall and siding are already in place on the interior of these structures, so restoration in this case will be readily accomplished simply by removing the additions.

FINDING: SATISFIED WITH CONDITIONS #1, #2, AND #3. The City concurs with the applicant’s finding that the proposed alterations would 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.”

The City finds that the proposal does include an alteration, which is only allowed in the Rehabilitation treatment. The City also finds that the proposal generally protects the character-defining structural components of the historic landmark, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain, including the off-

center, double-cross gable roof, the drop siding and corner boards, and the one-story gabled front porch with balustrades.

The proposal involves a number of types of alterations, each of which is described in more detail below and applied to the applicable recommended and not recommended guidelines in the Secretary of the Interior Standards.

Findings for Alteration to Remove Porch Additions: The proposal includes the removal of two additions on the rear of the building, which the applicant has provided argument and evidence for being later additions to the building. Some of the applicable Rehabilitation guidelines for building sites are provided below:

Recommended Guideline: Removing non-significant buildings, additions, or site features which detract from the historic character of the site.

Not Recommended Guideline: Removing a historic building in a complex of buildings or removing a building feature or a landscape feature which is important in defining the historic character of the site.

Finding: Based on evidence provided by the applicant and an analysis of Sanborn maps that identify the historic resource in question, the City has determined that the proposed removal of the existing porch additions is appropriate. This determination is based on the fact that the additions are not original to the structure, are in areas of the building that are on the rear building facades in locations that are not prominent or highly visible, and are also in an area of the building that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. Therefore, the removal of these additions will not detract from the historic character of the site and do not result in the removal of a building feature that is important in defining the historic character of the site.

Findings for Chimney Alteration: The applicant is proposing to remove the existing chimney, because the fireplace within the interior of the home is being removed which is currently supporting the chimney on the exterior of the home.

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, the City finds that no evidence was provided that the chimney on the exterior of the building is in poor condition that would warrant its removal, but the chimney is proposed to be removed because the fireplace on the interior of the structure is being removed. Therefore, a condition of approval is included to require that the existing brick chimney be supported and maintained during the removal of the interior fireplace. If the exterior chimney is not able to be supported during the removal of the interior fireplace, the chimney shall be reconstructed on the exterior of the home using the salvage brick material if possible, or compatible replacement bricks if necessary due to loss of bricks during dismantling and reconstruction. The replacement chimney may be constructed with wood framing and a thin brick veneer, with the replacement brick being as similar in color to the original as possible. This will ensure that the reconstructed chimney, if it is necessary, matches the original chimney in physical appearance and materials.

Findings for Roof Feature (Covered Patio) Alteration: The original east facing façade, as it exists underneath the existing porch addition, will be altered by the relocation of the door and enlargement of the door opening for French doors. The east facing façade will also include a new opening for a new window, and is also proposed to include an extension of the gable roof to allow for a small covered area underneath the extension of the gable roofline. Some of the applicable Rehabilitation guidelines for roof alterations to historic buildings are provided below:

Recommended Guideline: 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.

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.

Not Recommended Guideline: Introducing a new roof feature that is incompatible in size, scale, material, or color.

Not Recommended Guideline: Changing the configuration or shape of a roof by adding highly visible new features (such as dormer windows, vents, skylights, or a penthouse)

Finding: The proposed alteration to the roof to allow for the covered porch space will maintain the existing gable form of the roof, extending the gable an additional 4 feet to the east to allow for the covered porch space. The gable roof in this location is not on a prominent location of the building façade, as it is in the rear of the building and is not the most prominent or highly visible building façade. Therefore, it is found that this alteration to the roof form can occur without impact to the character-defining features of the building. The proposed new roof feature, that being the 4 foot extension of the gable, is found to be compatible in size and scale as the roof height is not changing, the gable form and width will be maintained, and the scale is not overly dominant of any other prominent historic feature on the building. In addition, the gable end on the new roof feature will be finished with the same siding material and color as exists on the remainder of the building, which will be compatible in material and color to the historic resource.

Some of the applicable Rehabilitation guidelines for entrances and porches on historic buildings are provided below:

Recommended Guideline: Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

Not Recommended Guideline: Removing or substantially changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Not Recommended Guideline: Cutting new entrances on a primary façade.

Finding: As described in more detail above, the proposed alteration and extension of the gable roof at the rear of the building will allow for the creation of the covered porch and new entrance. The existing entrance is currently hidden by a later addition that is proposed to be removed and is on the rear building façade, and therefore is found to not be a character defining feature of the building. The proposal includes the relocation and enlargement of the entrance to allow for the addition of French doors instead of the existing single entrance door (which again is currently hidden by a later addition to the building). This new entrance is not on a primary façade, but is in the rear of the building on a façade that is not as important in defining the overall historic character of the building. Because the larger door is on a less visible façade and is not in a location that has a consistent door and window fenestration pattern, the enlargement of the entrance into a set of French doors is found to be acceptable.

The applicant is proposing to incorporate columns on the new porch that mimic the prominent columns on the front porch, which is on the most character-defining façade of the historic building. The integration of these new columns will result in the new porch being visually compatible with the historic building and will incorporate a new feature that is associated with the original, character-defining features on the existing building. A condition of approval is included to require that the columns and siding of the rear porch match the configuration of the columns and siding of the front porch. In addition, conditions of approval are included to require that the finish materials for the altered porch and entrance will be wood to be more consistent with the historic character, and to include wood trim that is consistent with trim used on other existing entrances and windows on the building.

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 when 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: Designing and constructing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the building (i.e., ensuring that the new entrance or porch is clearly subordinate to historic primary entrances or porches).

Not Recommended Guideline: Constructing secondary or service entrances and porches that are incompatible in size and scale or detailing with the historic building or that obscure, damage, or destroy character-defining features.

Finding: The new entrance and porch that are proposed are not based on documentary or physical evidence, as there is not accurate documentary evidence of what the original façade or entrance may have been. This is evident by the existing building footprint not being the same as shown on the available Sanborn maps, as well as by the uncovering of exterior windows that had been completely closed up within the wall on this rear building façade. Instead of attempting to duplicate any previous design, the porch and entrance will be of a new design that is found to be compatible with the historic building. The proposed new porch is being created by a 4 foot extension of the existing gable roof, which is maintaining the size and scale of the existing roof. The extension of the gable roof will be at the same height as the existing roof, the gable form and width of the gable will be maintained, and the scale is not overly dominant of any other prominent historic feature on the building. In addition, the gable end on the new roof feature will be finished with the same siding material and color as exists on the remainder of the building,

which will be compatible in material and color to the historic resource. Conditions of approval are also included to require that the finish materials for the altered porch and entrance be wood to be more consistent with the historic character, and to include wood trim that is consistent with trim used on other existing entrances and windows on the building.

Findings for Window Alterations: The original east facing façade, as it exists underneath the existing porch addition, will be altered by the relocation of the door and enlargement of the door opening for French doors. The east facing façade will also include a new opening for a new window. The north facing façade, as it exists underneath the existing porch addition, will be altered by the replacement of the existing door, the removal of one small window, and the addition of a new window more centrally located within this north facing façade. Some of the applicable Rehabilitation guidelines for windows on historic buildings are provided below:

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.

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.

Finding: As described in more detail above, the alteration involves the addition of new windows on the east facing and north facing facades. One existing window on the north facing façade will be removed, and replaced with a new window opening more centrally located in the building façade. The new window openings will occur on rear elevations that are less visible and are not prominent elevations with character-defining features. The area of the window alterations is located in an area of the structure that is not specifically referenced in the statement of historical significance in the Historic Resources Inventory sheet for the structure. The new window openings also do not duplicate any historic fenestration pattern that exists on the structure. The

existing window fenestration pattern on the rear and sides of the building is actually quite varied, so the new windows are still compatible with the overall window fenestration pattern without attempting to duplicate any more prominent window pattern on more prominent building facades. Due to the location of the proposed window alteration, and the fact that the alteration would not substantially impact any primary building elevation, the proposed relocation of the existing window on the north facing façade and the addition of a new window on the east facing façade is not found to detract from the historic character of the historic resource. However, in order to be consistent with the historic materials that existed on the historic resource and to protect the historic character of the historic resource, a condition of approval is included to require that the new windows be wood and that the windows be finished with wood trim in a size that is consistent with trim on other existing windows on the building. The condition does specify that the more decorative exterior window headers that exist on the front building façade do not need to be included in the window and door trim associated with the new windows and doors, since they are on a rear façade and not including that decorative finish will distinguish the new windows and doors from the old.

17.65.060(B)(3). *The economic use of the historic resource and the reasonableness of the proposed alteration and their relationship to the public interest in the historic resource's preservation or renovation;*

APPLICANT'S RESPONSE: The proposed project goals will likely increase the property value of the historic home.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City partially concurs with the applicant's findings. The City agrees that the proposed alterations would result in an investment in the structure, and that this would serve as a commitment to the continued use and preservation of the historic resource. However, the City finds that the proposed use of more modern materials is not reasonable due to the materials not being compatible with the historic resource. As described in more detail above, other applicable review criteria and the Secretary of the Interior Standards provide guidance for the use of materials that are more compatible with the historic resource. The applicant had stated that many windows on the building have been replaced with more modern vinyl windows. However, in the future, all of the vinyl windows could again be replaced with a more historically compatible wood window, which would better preserve the historic character of the building. Conditions of approval are included to address the door, window, trim, and siding materials, and are addressed in more detail in findings for other applicable review criteria above.

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

APPLICANT'S RESPONSE: The site is significant for its historic charm and connection with one of the founders of the nearby college (now Linfield University). We feel that the proposed changes will restore the property back to a state more comparable to its original construction, while also enhancing the outdoor space and recreational use of the property.

FINDING: SATISFIED WITH CONDITIONS #1 AND #2. The City finds that the proposal generally protects the character-defining structural components of the historic resource, in that the major building forms of the structure that are listed in the Historic Resources Inventory would remain. However, the City finds that the proposed use of more modern materials is not compatible with the historic resource and that the use of those materials would detract from the value and significance of the historic resource. Conditions of approval are included to address the door, window, trim, and siding materials, and allow the alterations in a manner that does not detract from the value and significance of the historic resource. These conditions of approval are addressed in more detail in findings for other applicable review criteria above.

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

APPLICANT’S RESPONSE: The existing building is overall in good physical condition, but elements of the structures proposed for removal likely do not meet current safety and construction codes, which will be rectified by their removal.

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

CD