



Planning Department
 231 NE Fifth Street • McMinnville, OR 97128
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www.mcminnvilleoregon.gov

509-20-000643 Plng

Office Use Only
File No. HLA-20
Date Received 11-23-2020
Fee 1300.00
Receipt No.
Received by: SB

Certificate of Approval (Alteration)

Applicant Information

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

Applicant Name David and Jori Whitting Phone 303-241-5339

Contact Name _____ Phone _____
(If different than above)

Address: 9257 Gunbarrel Ridge Road

City, State, Zip: Boulder, CO 80301

Contact Email david.whitting@gmail.com

Property Owner Information

Property Owner Name _____ Phone _____
(If different than above)

Contact Name <SAME AS ABOVE> Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 806 SE Davis Street

Assessor Map No. R4 421-CC0-1100 Total Site Area 26,279sq ft

Subdivision Mrs. P.W. Chandler's First Block 4 Lot 5

Comprehensive Plan Designation Residential Zoning Designation R-4

1. What is the classification of the historic building? B - Significant B540

2. Architect Name _____ Phone _____
(Engineer or Other Designer)

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name Cellar Ridge Construction Phone: 503-980-3587

Contact Name Carson Benner Phone _____

Address 109 NW 5th Street

City, State, Zip McMinnville, OR 97128

Contact Email cbenner@cellaridge.com

4. The existing use of the property. Single Family - Residential

5. The intended use of the property. Single Family - Residential

6. Attach a written narrative that describes:

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

B. How the proposed project meets the applicable Comprehensive Plan policies;

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


- a. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- b. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- d. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- g. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 - h. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 - i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior;
- D. The reasonableness of the proposed project and a description of the economic use of the historic resource, and how those factors relate to the proposed project;
 - E. The current value and significance of the historic resource, and how those factors relate to the proposed project; and
 - F. The physical condition of the historic resource, and how the condition relates to the proposed project.

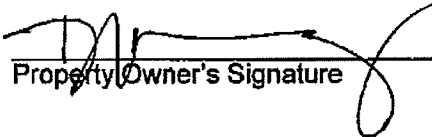
In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.*
- Architectural drawings, including elevations of the proposed alteration. The elevations shall include descriptions of the proposed finish material.*
- Photographs and/or drawings of the existing structure.*

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


 Applicant's Signature

11/20/2020
 Date


 Property Owner's Signature

11/20/2020
 Date

Dear Members of the Historic Landmark Committee:

We wanted to take a moment to thank you for your work on behalf of this project, and to briefly introduce ourselves. We are the Whitling family – David, Jori and Ellery. We have been looking to purchase a historic home in McMinnville for the last several years and are delighted that we finally found the right property for us. There are obviously many fine homes in the area for sale, but our priority has been to find a home that possesses a noteworthy history and that still retains its historic character. We believe that our new property, the LaTourrette house, certainly meets this criteria, and it is our intention to further enhance the home while making sure that we preserve the elements and historic character that drew us to it in the first place. We hope this intention comes through in our application.

Thank you again for your attention to our proposed plan. We look forward to your feedback.

Sincerely,

The Whitling Family



Application for Alteration of Historic Landmark – 806 SE Davis St.

Submitted by David and Jori Whitling, 11/20/20

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

The proposed project consists of two areas of alteration to the existing historic 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.

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.



Figure 1: View from East of current structure (left) and proposed new profile after removal of additions (right)

B. How the proposed project meets the applicable Comprehensive Plan policies;

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.

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

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 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.

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.

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 area 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.

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

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 structures 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)



Figure 2: View from within porch addition. Note exterior siding (left) on interior wall



Figure 3: Screen door still in place within interior



Figure 4: Boarded-up exterior window on East-facing interior wall discovered during demolition



Figure 5: View from within porch addition structure. Note roofline (upper left) of main house preserved with notched interior wall to fit



Figure 6: View of external junction between main structure wall and porch addition. Note offset of siding pattern

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 they have been used in a manner consistent with developing any kind of historic significance.

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

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.



Figure 7: (Left) Proposed exterior of East side of home with porch additions removed. Note addition of extended roofline to accommodate sheltered walkway and columns to match those seen on front porch of home (right).

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 open 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 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.

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.

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.

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. This criterion is not applicable, as there are no chemical or physical treatments being proposed.

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

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.

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

This 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 noticeably 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.

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 proposed project goals will likely increase the property value of the historic home.

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

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.

F. [The physical condition of the historic resource, and how the condition relates to the proposed project.](#)

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.



Figure 8: Current view of house and chimney from East



Figure 9: Proposed view from East with chimney removed



Figure 10: Proposed close-up view of area with chimney removed

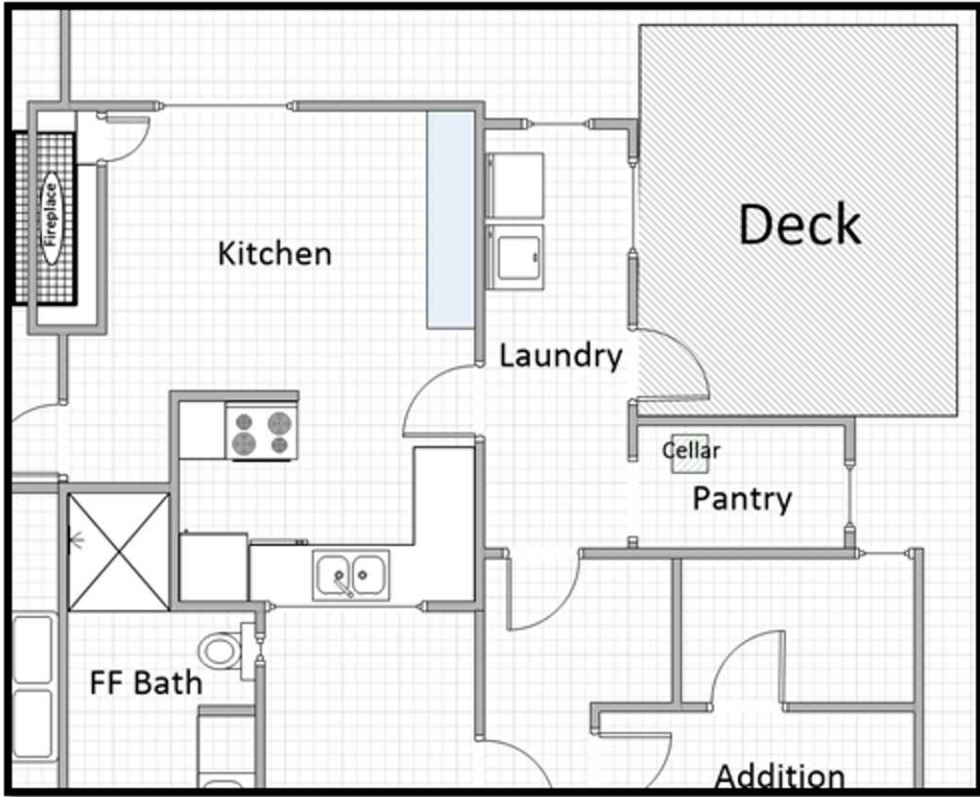


Figure 10: Current floor plan of main level

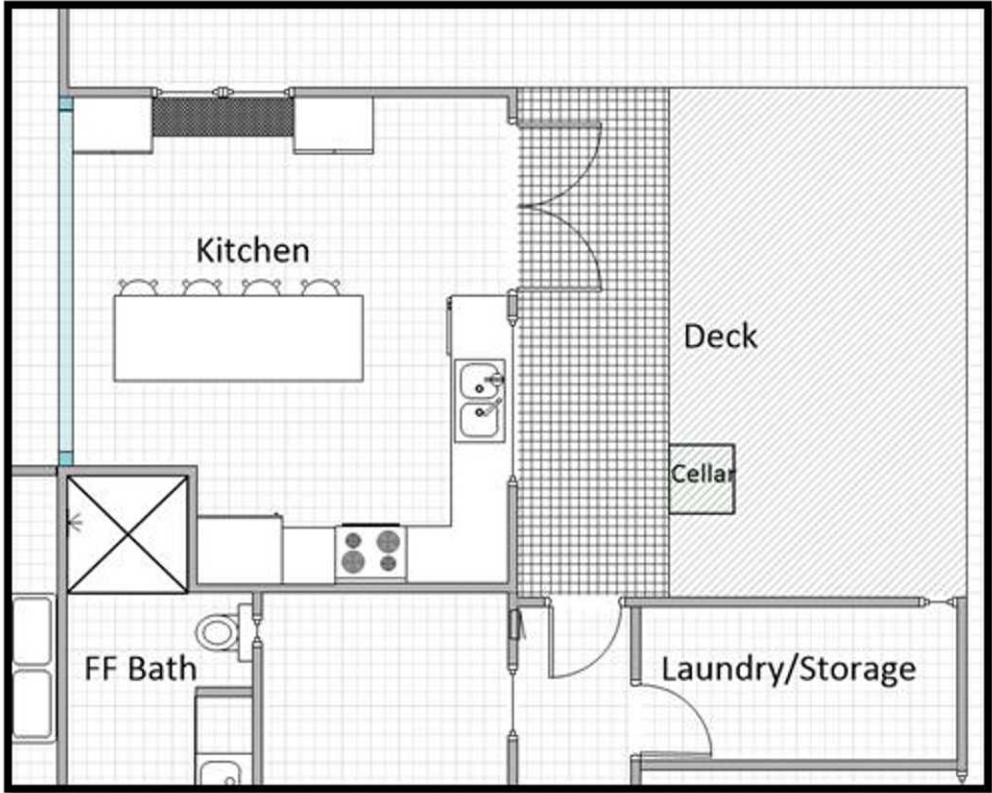


Figure 11: Proposed changes to main level



Figure 12: View from above of new roof line and valley



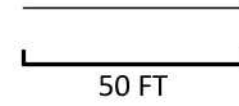
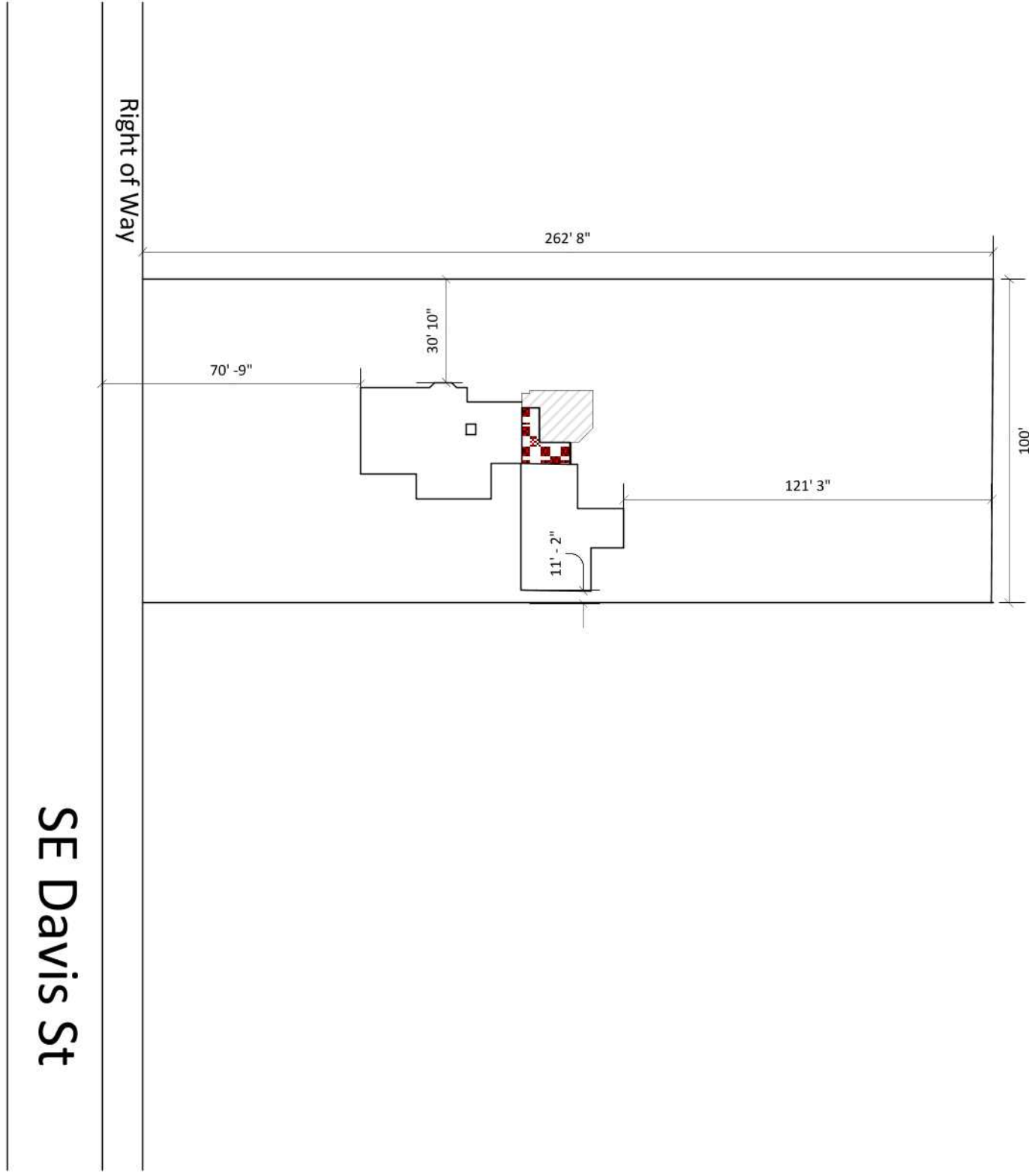
Figure 13: View from North of existing porch structures and roof line. Note also existing window trim.



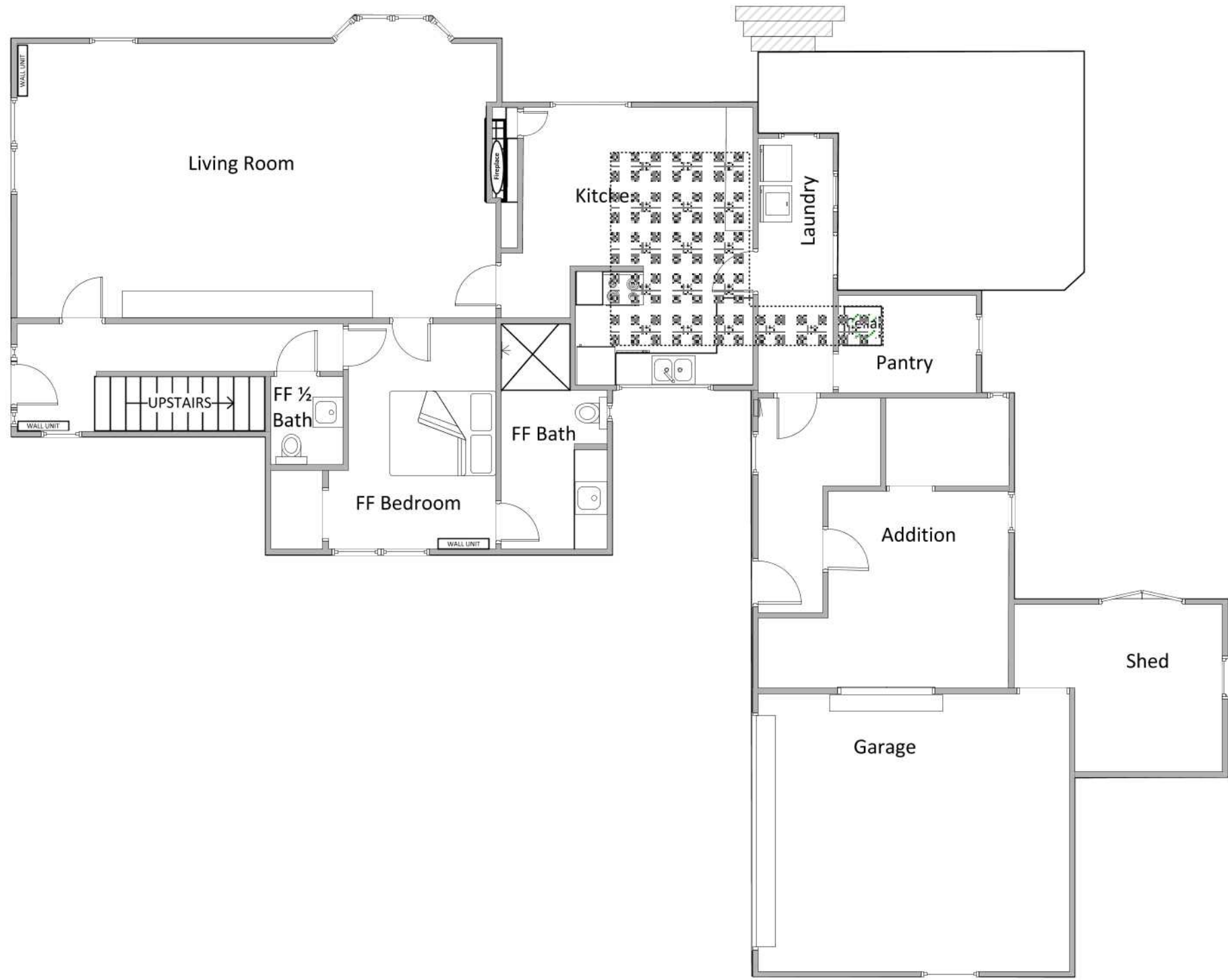
Figure 14: Exterior view of proposed changes including roof line.



Figure 15: View from North within current porch structure of door to garage area (worker entering). This door to be replaced in new plan by an exterior door in essentially the same location.



Owners: Jori and David Whitling	Issue Vol. 10/20/2020	Project: Whitling Remodel 806 SE Davis St. McMinnville, OR 97128	Site Map	SM	00.1
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**CELLAR RIDGE
CONSTRUCTION**

Scale:
1/8" = 1'-0"

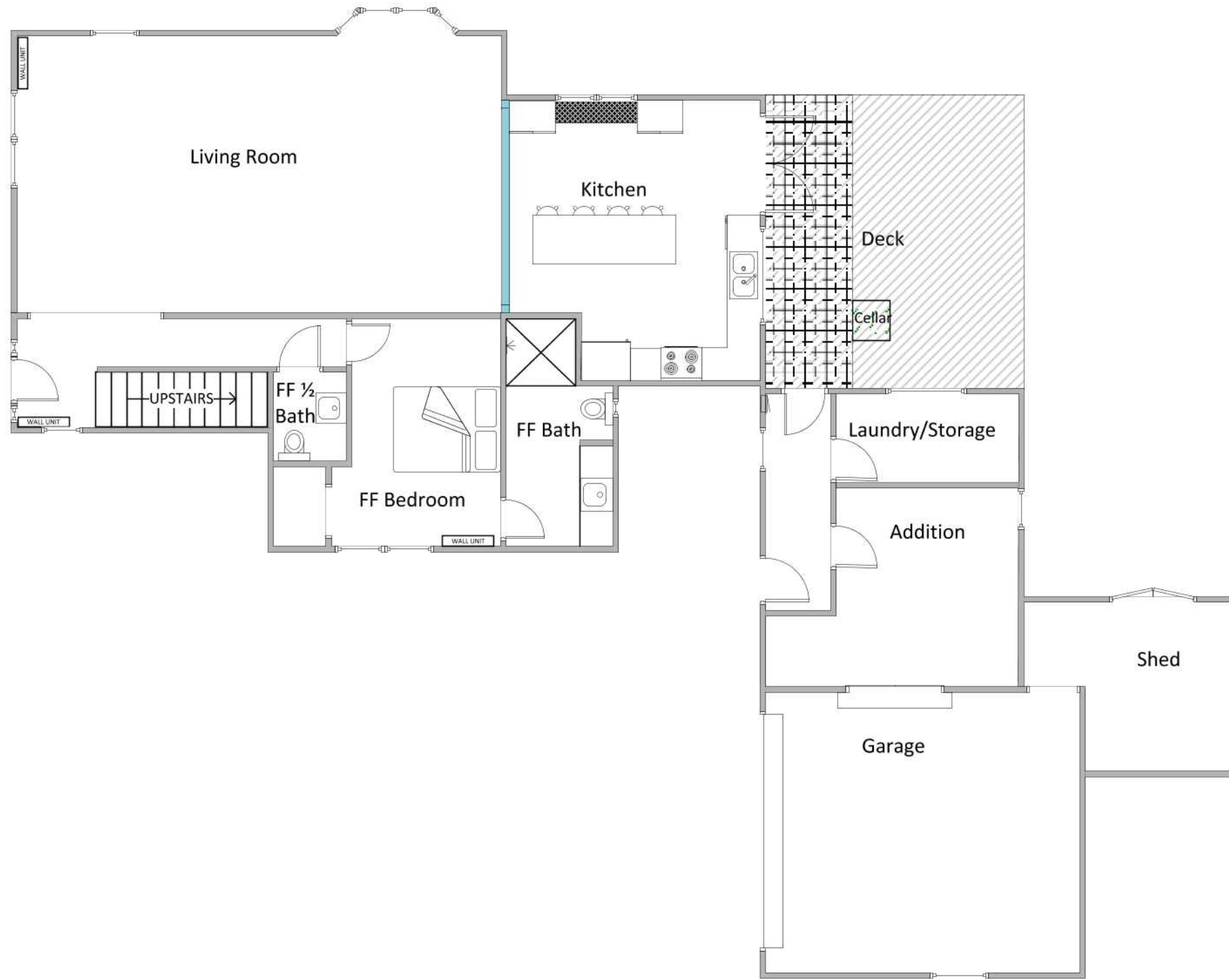
Issue Vol.
10/20/2020

Project:
Whitling Remodel
806 SE Davis St.
McMinnville, OR
97128

AB Drawings:

AB

01.0



**CELLAR RIDGE
CONSTRUCTION**

Scale:
1/8" = 1'-0"

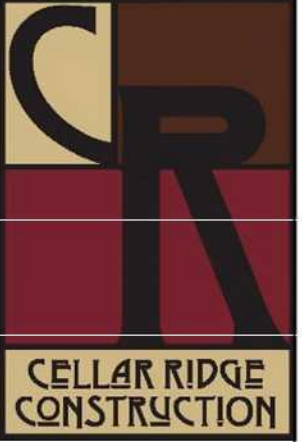
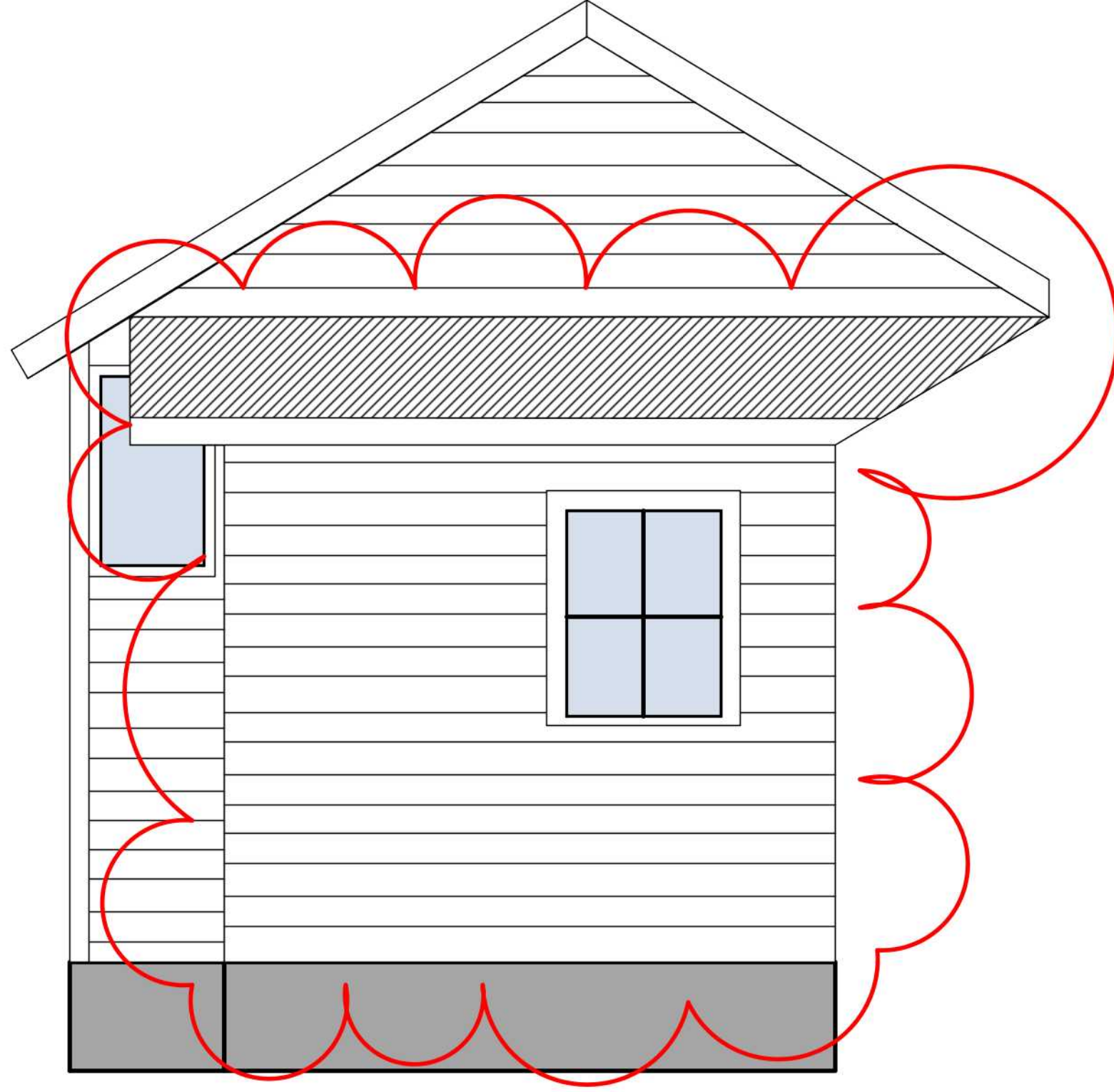
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Concept Drawing 1

A

01.1



Scale:
1/2" = 1'-0"

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97128

North Facing Elevation

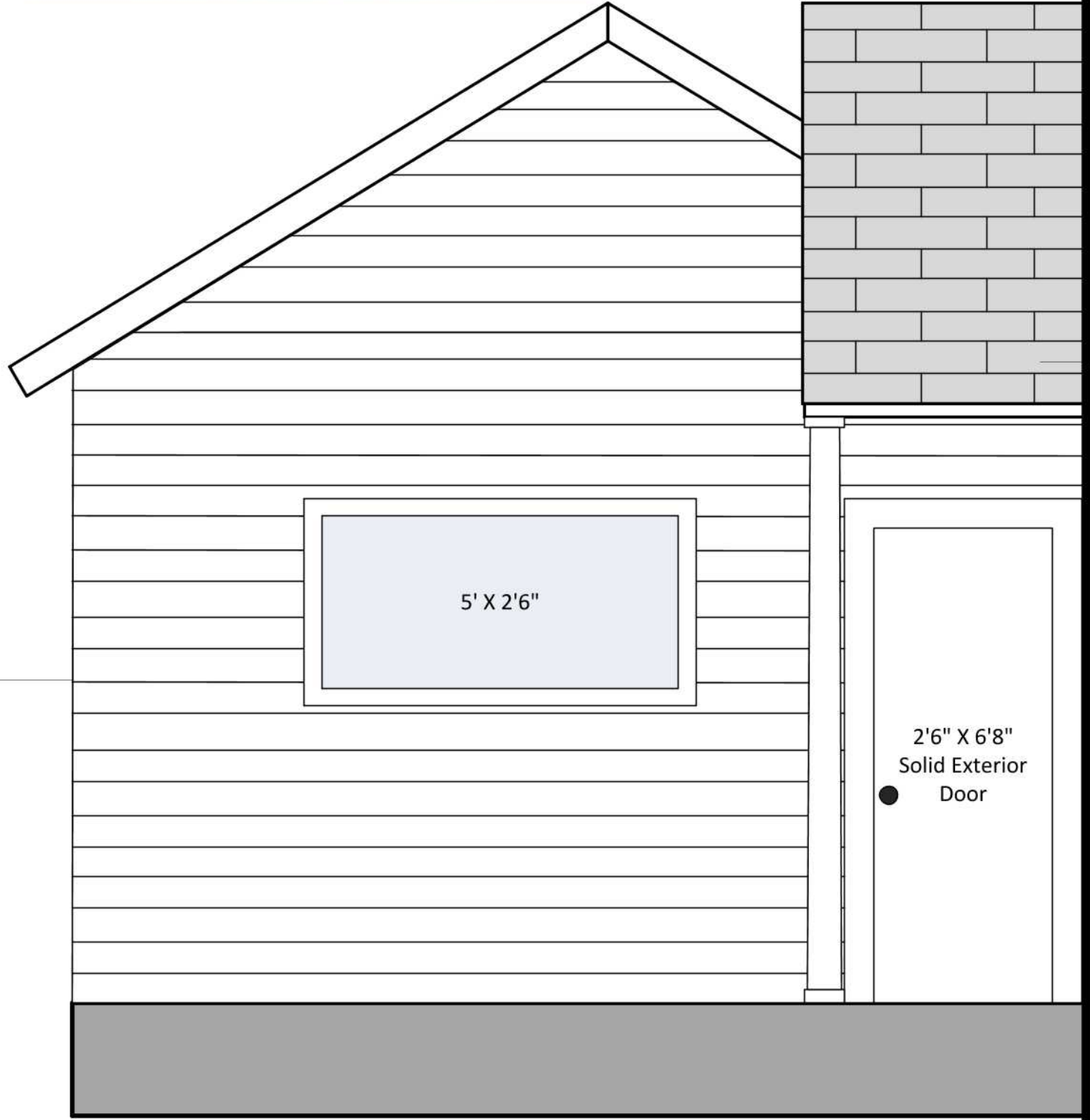
N.ELV

01.2

Gabel Extended East 4 feet
For Covered Walk

Entire roof is to be re-shingled
to match existing

Siding will be salvaged from
additions and used to fill in
where necessary

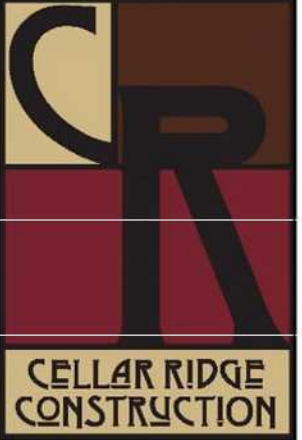
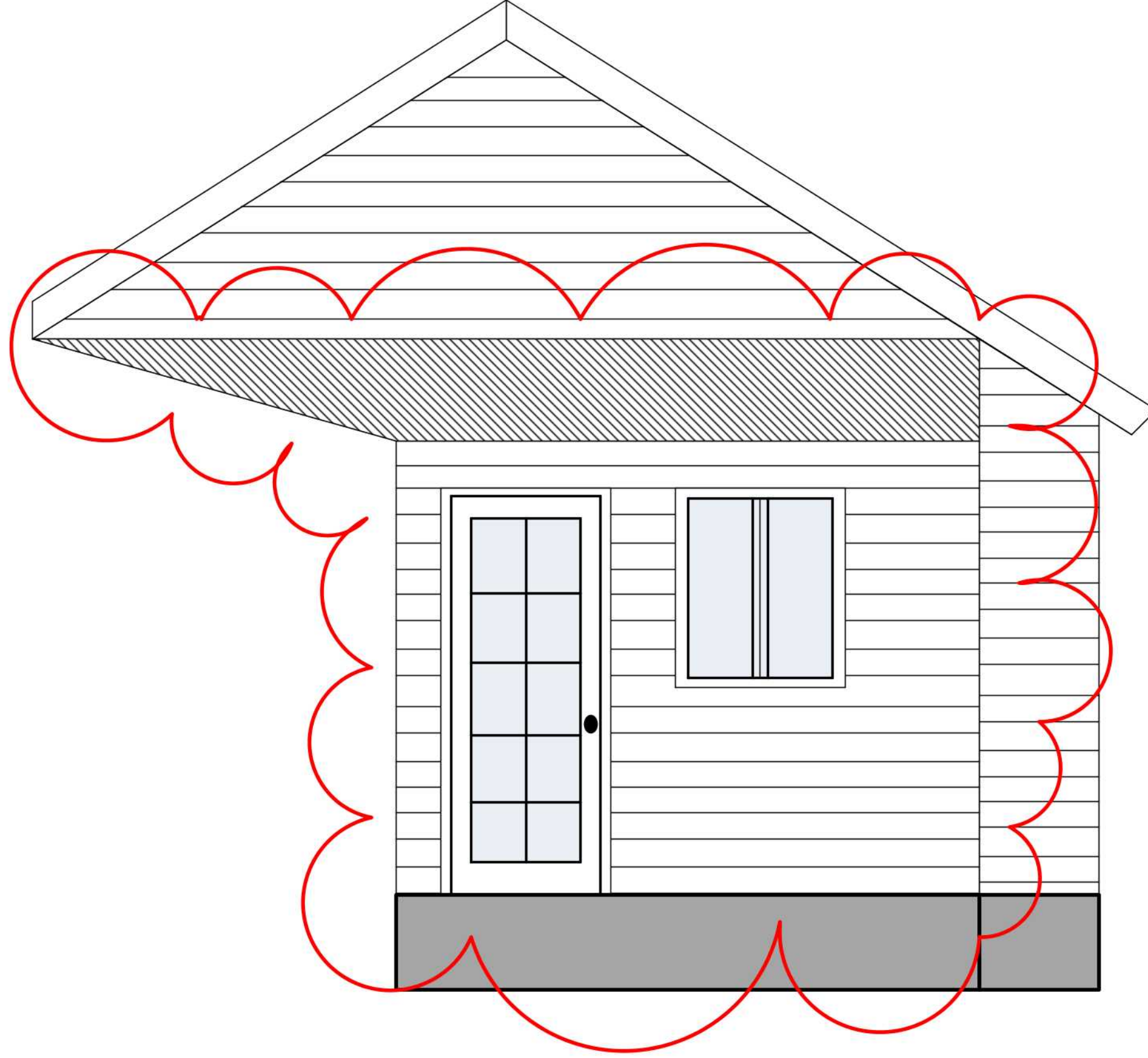


5' X 2'6"

2'6" X 6'8"
Solid Exterior
Door



Project: Whitling Remodel 806 SE Davis St. McMinnville, OR 97128	Issue Vol. 12/1/2020	Scale: 1/2" = 1'-0"
North Facing Elevation	N.ELV	
01.3		



Project: Whitling Remodel 806 SE Davis St. McMinnville, OR 97128	Issue Vol. 12/1/2020	Scale: 1/2" = 1'-0"
East Facing Elevation	E.ELV	01.4

Gabel Extended East 4 feet
For Covered Walk

Siding will be salvaged from
additions and used to fill in
where necessary

Half Column

6' X 3'4"
Bi fold
Window

6' X 6' 8"
French Door

Columns will match columns
at front entry

Trim around doors and
windows will be 1x
material to match existing
exterior trim



CELLAR RIDGE
CONSTRUCTION

Project:
Whitling Remodel
806 SE Davis St.
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Scale:
1/2" = 1'-0"

East Facing Elevation

E.ELV

01.5