



City of McMinnville
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EXHIBIT 1 - STAFF REPORT

DATE: May 15, 2018
TO: Historic Landmarks Committee Members
FROM: Chuck Darnell, Associate Planner
SUBJECT: HL 3-18 / DDR 2-18 – 608 NE 3rd Street

Report in Brief:

This is the consideration of a Certificate of Approval for exterior alterations to a historic landmark located at 608 NE 3rd Street. The subject property is listed on the McMinnville Historic Resources Inventory as a Distinctive resource, and is also classified as a secondary significant contributing property in the Downtown Historic District that is listed on the National Register of Historic Places.

The applicant is requesting that the Historic Landmarks Committee approve a Certificate of Approval to allow for the alteration of the historic landmark, and also approve a Downtown Design Review application to ensure that the proposed alterations are consistent with the Downtown Design Standards and Guidelines. The applicant is also requesting one waiver from the design standards to allow for a steel awning to be added to the Third Street façade.

A Certificate of Approval is a decision issued by the Historic Landmarks Committee to approve the alteration, demolition or moving of a historic resource or landmark.

An alteration is the addition to, removal of, removal from, or physical modification and/or repair of any exterior part or portion of an historic resource that results in a change in design, materials or appearance. Painting, reroofing, and general repairs are not alterations when the new materials and/or colors match those already in use.

Historic resources are any site, structure, building, district, or object that is included on the Historic Resources Inventory and a Distinctive Resource is considered outstanding for architectural or historic reasons and potentially worthy of nomination to the National Register of Historic Places.

Section 17.65.060 of the McMinnville City Code provides the criteria for which the Historic Landmarks Committee must make a decision about approving a Certificate of Approval for the exterior alteration of a historic resource.

Background:

Ernie Munch, on behalf of EMA Architecture, LLC, submitted a Certificate of Approval application to request exterior alterations to a two story building in the Downtown Historic District. The subject property

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is located at 608 NE 3rd Street, and is more specifically described as Tax Lot 10400, Section 21BC, T. 4 S., R. 4 W., W.M.

The historic designation for this particular historic resource relates to the structure itself. The structure is designated as a “Distinctive” historic resource (Resource A866). The building is also located within the Downtown Historic District that is listed on the National Register of Historic Places. The building was classified as a secondary significant contributing property in the historic district. The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, is as follows:

This rectangular red and buff brick two-story building is probably the most intact building in the district. It has five chimney-like projections along the parapet on the Third Street façade and five more along the west façade. There are a corbelled buff colored brick cornice, two corbelled brick beltcourses, and simulated quoins all of contrasting buff colored brick. Brick piers at each end of the Third Street façade extend from cornice through to the ground level and end on a raised cement sill plate. Second floor windows are one over one double-hung wood sash on both facades. The east façade is visible above the neighboring building and is plain red brick which exhibits a painted sign “Jameson Hardware Co. Sporting Goods.” The ground floor of the Third Street façade is divided into four bays by four buff brick piers. Wooden transom windows have obscure glass and are multi-paned. There are three storefronts with wood frame plate glass windows and two recessed entrances, one on the east end which leads to the second floor, and one in the center which leads into the hardware store. Original bronze window fasteners connect the plate glass where the windows angle inward towards the doorway. Bulkheads are obscure glass with wood frames and are covered with plywood in two panels flanking the central bay. The Third Street storefront extends around one bay to the west façade. The west façade has six evenly spaced wood frame obscure glass multi-paned windows at the mezzanine level. Each window has projecting buff brick surrounds. There is an original wooden double door and garage door at the south end of the west façade.

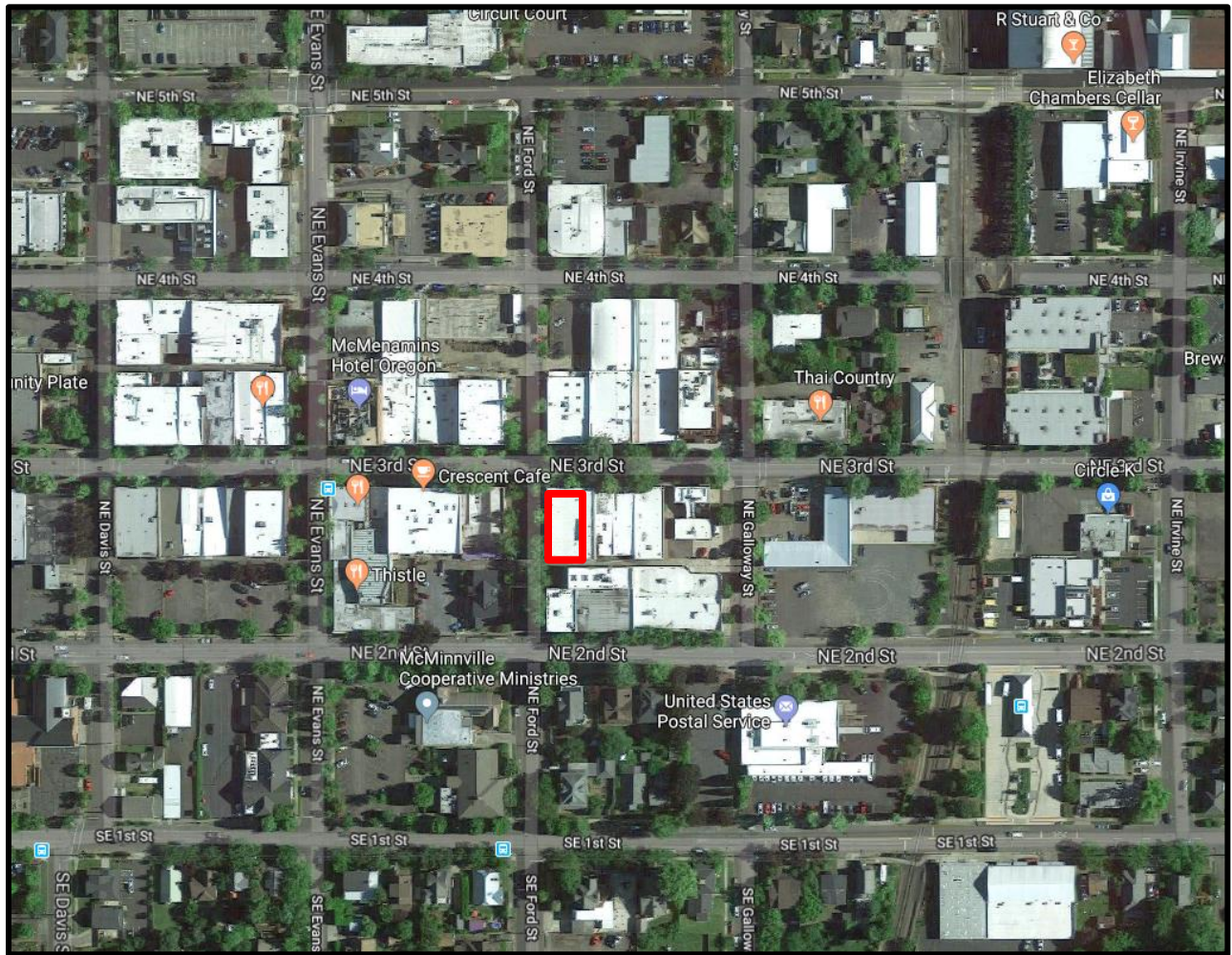
The former Jameson Hardware Building was constructed by J.F. Flecher after 1912 and first occupied by R. M. Wade and Company. Later, Evans and Jameson operated their first hardware business in the building. Jameson bought out Evans in 1915, and in 1921, Harold Taylor bought into the business. The four upstairs apartments were occupied by Dr. Wood, the Jamesons, and the librarian, Mrs. Barton. Howard Taylor bought the property in 1932.

Section 17.65.040(A) of the McMinnville City Code requires that the Historic Landmarks Committee review and approve a Certificate of Approval for a request to alter any resource that is considered a historic landmark and/or listed on the National Register of Historic Places as a contributing resource. Since the subject property is both a historic landmark as defined by the McMinnville City Code and classified as secondary significant contributing property by the National Park Service in the National Register of Historic Places McMinnville Downtown Historic District, the Certificate of Approval review is required. The property is also located in the Downtown Design Standards and Guidelines area. Any exterior alterations of the building are subject to the Downtown Design Standards and Guidelines contained in Chapter 17.59 of the McMinnville City Code.

The current location of the historic resource is identified below:

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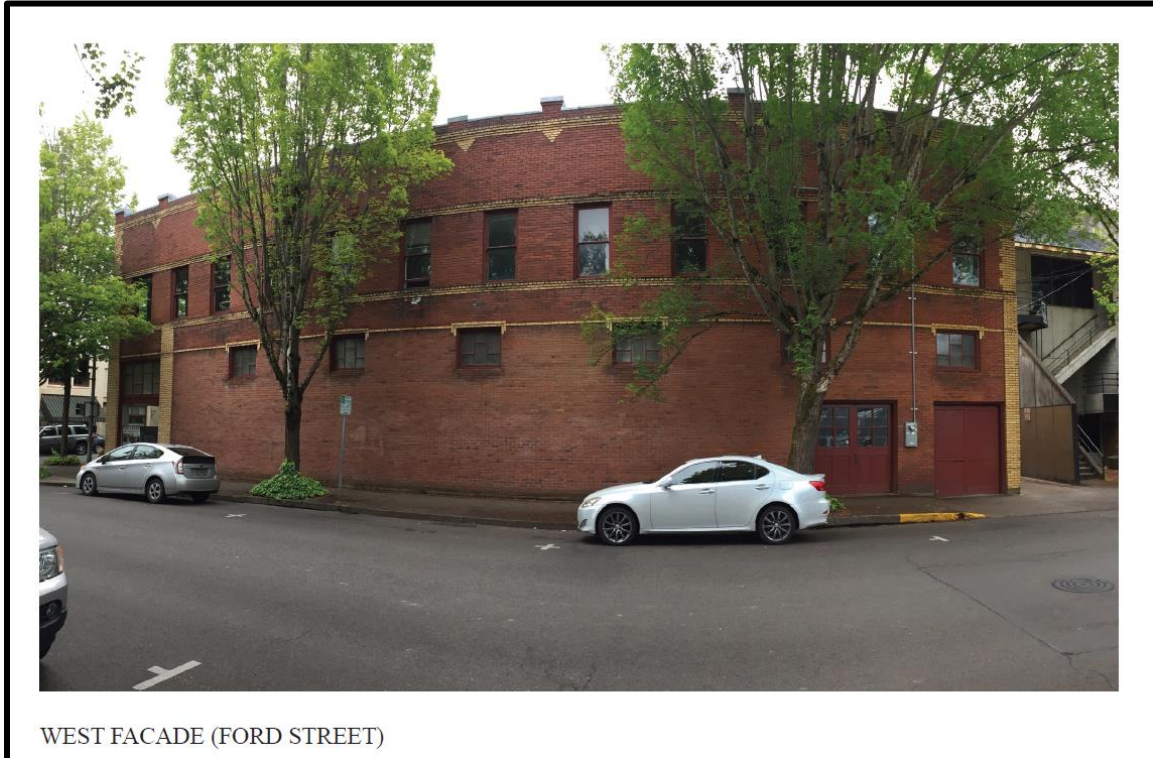
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The existing primary and street facing facades can be seen below:



Discussion:

The applicant is requesting that the Historic Landmarks Committee approve a Certificate of Approval to allow for the alteration of the historic landmark, and also approve a Downtown Design Review application to ensure that the proposed alterations are consistent with the Downtown Design Standards and Guidelines. The applicant is also requesting one waiver from the design standards to allow for a steel awning to be added to the Third Street façade.

More specifically, the applicant is proposing to complete the following work on the building:

The Taylor-Dale Building will undergo a full seismic upgrade; an upgrade to the vertical structural system; complete replacement of electrical, plumbing, and heating and ventilation systems; improvements to egress from all three levels; upgrades to the building envelope which will include masonry repair, new windows, insulation and improved weather protection; the addition of an automatic sprinkler system; and the installation of an elevator which will make all three levels accessible.

Exterior alterations and modifications are also being proposed to the east, north, and west facades of the building to complete the work described above and to bring the existing building into compliance with building code requirements. Some of the larger exterior alterations being proposed are:

- Reconfigured and further recessed entry to the second floor residential units
- Reconfigured and further recessed double door to provide egress on west façade
- New opening on the east façade, at the southeast corner of the building, to provide access to internal staircase and egress from second floor and basement
- Closure of three unprotected openings on the second story of the east façade
- Removal of existing exterior staircase on east façade
- Potential replacement of all second story windows
- Replacement of glass in storefront window system and bulkheads on ground floor

The Historic Landmarks Committee's responsibility regarding this type of application is to hold a public meeting to review the request to alter the structure. Property owner notices were provided to owners of property within 300 feet of the subject site, consistent with Section 17.65.070 of the McMinnville City Code. This also satisfied the property owner notification requirements required for the Downtown Design Review application. During the public meeting, the Historic Landmarks Committee Chair will provide an opportunity for public testimony on the applications.

Certificate of Approval Review

In reviewing a request for an alteration of a historic resource, the Historic Landmarks Committee must base its decision on the following criteria, as described in Section 17.65.060(B) of the McMinnville City Code:

- (1) The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;

The City's historic policies in the comprehensive plan focus on the establishment of the Historic Landmarks Committee, however, the goal related to historic preservation is as follows:

Goal III 2: To preserve and protect sites, structures, areas, and objects of historical, cultural, architectural, or archaeological significance to the City of McMinnville.

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The purpose of the Historic Preservation chapter, in Section 17.65.010 of the McMinnville City Code, includes the following:

- (a) Stabilize and improve property values through restoration efforts;
- (b) Promote the education of local citizens on the benefits associated with an active historic preservation program;
- (c) Foster civic pride in the beauty and noble accomplishments of the past;
- (d) Protect and enhance the City's attractions for tourists and visitors; and
- (e) Strengthen the economy of the City.

The focus of the comprehensive plan goal and the purpose of the Historic Preservation chapter are to restore and preserve structures that have special historical or architectural significance. Overall, the intent of the proposal is to rehabilitate the existing historic building and preserve existing features and materials where possible. The upgrades being proposed to the building will bring the building into compliance with building code and seismic requirements, which will improve the property's value, safety, and structural stability. The proposal will result in a building that can be utilized for commercial or residential uses, which will strengthen the vibrancy and economy of the city and specifically the Downtown Historic District by adding jobs in an existing underutilized building in the downtown core. Therefore, the Comprehensive Plan goal and the purpose of the Historic Preservation chapter are satisfied by the proposal.

(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.

The property has historically been used commercially, first as a hardware store and later as a dance studio. The building originally had four apartments on the upper floor, and over time two additional apartments were added. The applicant is proposing to continue to use the ground floor for commercial use, and to renovate the upper floor into short term rental uses. A restaurant is planned for the main floor. The proposed uses can be achieved within the existing building without the loss of distinctive exterior materials, exterior building features, or relationships between the spaces within the building.

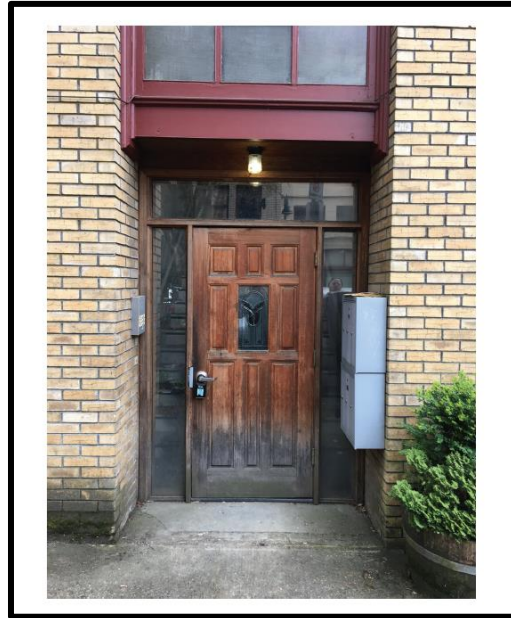
The proposed uses of the building do result in the need to provide adequate access to and egress from the spaces. To achieve this and meet building code requirements, the applicant is proposing to further recess the entryway to the second story residential units by an additional 1'3" to allow for the door to not open into the public right-of-way and pedestrian pathway. The existing door is weathered and not wide enough to accommodate ADA access into the residential units. Therefore, the applicant is proposing to replace the existing door with a wider door that provides ADA accessibility through the opening. The interior renovations include the addition of an elevator to provide access to the second story and basement, so the applicant wants to ensure that full ADA accessibility can be achieved. The addition of a wider door will result in the removal of one side light. The entry will retain one of the two existing sidelights and the transom above the door. The additional recess of the entryway will also allow for seismic upgrades to occur with a steel column wrap around the entryway. This steel column wrap feature is proposed to be visible on the interior of the recessed entry, and will cover some of what is currently buff colored brick. The applicant is proposing to carefully mine out the buff colored brick that would be covered, and use that to replace other exterior brick on the north and west facades that is so spalled or cracked that they require replacement. Because steel is not an existing building material on the historic building, a condition of approval has been included to require that the steel structural support within the

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recessed entryway be wrapped in a wooden encasement or trim consistent with the existing wood trim on the ground floor of the building and surrounding the other entryway on the north façade of the building. A condition of approval has also been included to require that the replacement door providing access to the second story be wood to be consistent with the original building materials on the ground floor of the building.

Photos of the existing second story entry and a rendering of the proposed second story entry are provided below:



On the west façade, the applicant is proposing to further recess the existing double doors to allow for those doors to open without projecting into the public right-of-way and pedestrian pathway. These doors also need to be changed from in-swinging to out-swinging in order to provide for egress from the ground floor per the building code, and the additional recessed entry will allow for that to occur within the property line.

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A photo of the existing west façade entry and a rendering of the proposed west façade are provided below:



On the alley side of the building, the applicant is proposing to remove the existing exterior staircase that currently provides egress from the second story residential units. The existing staircase is currently located in an undefined easement, and the applicant has identified the following code issues with the current staircase:

1. Egress from one building may not be made through a building of lesser safety. The two-story building at 608 NE 3rd Street will be seismically upgraded and have an automatic sprinkler system installed. The one story building at 618 NE 3rd Street will have neither a sprinkler system, nor a seismic upgrade.
2. The existing egress route from 608 NE 3rd Street is not protected from the adjacent, non-sprinklered building by a fire rated separation.
3. The wall of 618 NE 3rd Street which flanks the stair should have a 3 hour fire rating.
4. The stair does not comply with the code's maximum riser-height and minimum tread-width requirements.
5. The stair riser-heights vary beyond code tolerances.
6. The stair is too narrow.
7. The handrails do not comply.
8. There is no landing at the bottom of the stair.
9. The security gate in the alley swings out over the public right-of-way.
10. There is insufficient lighting of the egress path.

The proposal to remedy those issues is to remove the exterior staircase, close the three openings on the east façade of the building, construct a new interior staircase that will provide egress from the second story and the basement, and open a new doorway on the southeast corner (alley side) of the building. Brick from the new opening will be used to fill in the three existing openings on the east side, or to replace existing brick in other locations on the north and west facades that is too spalled to repair.

The closing of the three existing openings on the east facade, which include one doorway that opens to the exterior staircase that is proposed to be removed and two windows, is also being completed to provide for a 3-hour fire rated separation between the subject building and the adjacent building.

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Photos of the existing east façade, the exterior staircase, and a rendering of the proposed east façade are provided below:



The proposed alterations to the exterior of the building will allow for the building to be occupied by modern uses that meet applicable building code requirements. Overall, the proposed alterations will not result in the loss of key architectural features or historically significant details on the exterior of the building. The main portions of the façade, including the historic masonry work and details, will be preserved, as discussed in more detail below.

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- 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.

This criteria describes the need to avoid the replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships. The burden is on the applicant to provide that the historic materials cannot be repaired if they are interested in replacing them. The applicant is proposing to retain the original exterior masonry walls, stating that the existing brick will be cleaned, repaired, and repointed. However, the applicant is also proposing to replace the original storefront window glass and the upper story windows. The existing storefront and mullion system will be retained and cleaned, and new glass panes will be placed within the existing mullion system. A condition of approval has been included to require that the distinctive features of the storefront system described in the National Register of Historic Places nomination, including the original bronze fasteners that connect the plate glass and the wood framing system, be retained and repaired.

A comparison of the existing elevations and the proposed elevations, along with rendering of the proposed elevations, are provided below to show how the prominent masonry work and details will be retained:



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In addition, the applicant has stated the need to replace the second story windows on the premise that they cannot be repaired. The double-hung wood frame windows on the second story were identified in the historic district nomination as part of the architectural integrity of the building. The applicant needs to demonstrate that they are not reparable or seek to repair and retain them. Since the time of application, the applicant has removed one window in its entirety to further evaluate the window and determine whether repairs are possible, or whether they are so deteriorated that they need to be replaced with exact replicas using the same historic materials. A condition of approval has been included to require that the applicant provide detailed information on the findings of the evaluation and the existing conditions of the windows, and that the Planning Director have the ability to review this information and decide whether the windows can be replaced. If they are found to be too deteriorated to repair, the applicant is proposing to replace the windows on the second floor with exact replicated wooden windows, which will be crafted by a window specialist using an existing window as a template.

Where the original materials or elements are missing or replaced, or where the building code requirements require alterations, the elements used in the replacement will be in keeping with the original materials and character of the building.

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

The applicant is proposing to restore existing historic materials and features where possible, including the exterior brick masonry and storefront window and mullion system. The second story windows and ground floor doors are proposed to be replaced due to weathering and an inability to repair the existing windows and doors. Where replacement is necessary, the applicant is proposing to replicate the existing windows and doors so that they are physically and visually compatible with the original features.

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

Much of the existing building features and materials are original, and there have not been many changes to the property that have acquired their own historic significance. A painted sign exists on the east façade, stating “Jameson Hardware Co. Sporting Goods”, and the applicant is proposing to preserve the remains of that painted sign during the brick restoration.

- 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.

The distinctive features of the existing building will be retained. Much of the character defining features of the building are in the original storefront window system and the exterior brick work. The existing exterior masonry work includes a corbelled cornice, corbelled brick beltcourses, brick piers running from the cornice through to the ground level, and brick chimney-like projections along the roofline of the north and west facades. All of these features and masonry details will be maintained. The existing red and buff colored brick will also be retained where possible. The masonry will be repointed and relayed if necessary with custom mixed mortar which is visually and physically compatible with the original. The tops of protruding ledges will be repaired and sealed to direct water away from the masonry walls. Where

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new openings are being proposed on the back side of the building, that brick will be used to replace existing brick that is too spalled to repair. The applicant is also proposing to mine out and use some of the buff colored brick from the recessed entryway to the second story residential units in areas where other buff colored brick is too spalled or cracked to repair. The existing storefront and mullion system, which is also a distinctive feature of the building will be preserved, but with new glass being installed to replace the existing.

- 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.

The applicant is proposing to clean the exterior masonry with a mild cleanser and a light power wash before being repaired and repointed. This is consistent with the Secretary of the Interior's Guidelines for the Preservation of Historic buildings, which specifically states the following as a recommended guideline: "Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes."

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

The applicant has stated that they are not aware of any known archeological resources.

- i. The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.

The proposed alterations can most closely 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 applicant is proposing to maintain the most character defining features of the building in the exterior masonry and the existing storefront window mullion system. Where existing materials are deteriorated, replacement is being proposed using the same building materials as exist today on the historic building. Heavily cracked or spalled brick will be replaced, either with brick relocated from other facades of the building where other alterations are proposed in less visible areas, or with like-colored brick to match the existing façade. The second story windows and ground level doors will be replicated with new wood windows and doors, with the windows being crafted by a window specialist using an existing second story window as a template.

Some of the applicable rehabilitation guidelines for treating masonry on historic buildings are provided below:

Recommended Guideline: Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings,

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cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.

As mentioned above, the applicant is proposing to clean, repair, and preserve the existing masonry and brick details on the existing historic building, which provide much of the significant character defining features and details of the building.

Recommended Guideline: Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.

The applicant has stated that the masonry will be cleaned with a mild cleanser and a light power wash before being repaired and repointed.

Recommended Guideline: Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters.

Recommended Guideline: Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.

Recommended Guideline: Duplicating historic mortar joints in strength, composition, color, and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible.

As mentioned above, the existing masonry will be preserved where possible, and the existing brick will be repointed. A custom mixed mortar which is visually and physically compatible with the original will be used if necessary.

Some of the applicable rehabilitation guidelines for treating windows on historic buildings are provided below:

Recommended Guideline: Evaluating the overall condition of the windows to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary.

Recommended Guideline: Replacing in kind an entire window 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. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

The applicant has removed one window in its entirety to further evaluate the window and determine whether repairs are possible, or whether they are so deteriorated that they need to be replaced with exact replicas using the same historic materials. The applicant should provide detailed information on the findings of the evaluation and the existing conditions of the windows. If they are found to be too deteriorated to repair, the applicant is proposing to replace the windows on the second floor with exact replicated wooden windows, which will be crafted by a window specialist using an existing window as a template.

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Some of the applicable rehabilitation guidelines for treating entrances on historic buildings are provided below:

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).

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: Altering utilitarian or service entrances so they compete visually with the historic primary entrance; increasing their size so that they appear significantly more important; or adding decorative details that cannot be documented to the building or are incompatible with the building's historic character.

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

The proposed alterations would maintain the location of and general design of the existing entrances to the building on the north and west facades. The applicant is proposing to further recess two of the entryways, but is doing so to meet building code and egress requirements. The applicant is utilizing existing openings in the west façade to provide egress from the main floor and access to the basement, which will function as utilitarian entrances but will not compete with the historical character of the building as the openings in the façade exist today. The one additional new entrance being proposed will be on the alley side of the building in an area that is not prominent and will not detract from the historical character of the primary facades on the north and west of the building.

Some of the applicable rehabilitation guidelines for treating storefronts on historic buildings are provided below:

Recommended Guideline: Identifying, retaining, and preserving storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as display windows, base panels, bulkheads, signs, doors, transoms, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later, non-significant alterations can help reveal the historic character of the storefront.

As mentioned above, the applicant is proposing to preserve the existing storefront window mullion system. The applicant will be replacing the existing glass, but will do so with clear glass and in the case of the bulkheads and transoms, new glass that is consistent in visual appearance with the existing glass.

Some of the applicable rehabilitation guidelines for code-required work on historic buildings are provided below:

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Recommended Guideline: Identifying the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting which may be affected by accessibility code-required work.

Recommended Guideline: Finding solutions to meet accessibility requirements that minimize the impact of any necessary alteration on the historic building, its site, and setting, such as compatible ramps, paths, and lifts.

Recommended Guideline: Complying with life-safety codes (including requirements for impact-resistant glazing, security, and seismic retrofit) in such a manner that the historic building's character-defining exterior features, interior spaces, features, and finishes, and features of the site and setting are preserved or impacted as little as possible.

Recommended Guideline: Using existing openings on secondary or less-visible elevations or, if necessary, creating new openings on secondary or less-visible elevations to accommodate second egress requirements.

As described in more detail above, the majority of the alterations to the exterior of the building being proposed are driven by bringing the building up to current building code requirements. The largest upgrade to the building is the seismic retrofit, which is being completed primarily on the interior of the building to minimize impacts to the historic character of the exterior of the building. Changes that will occur to the exterior of the building have been thoughtfully designed and in some cases occur on less-visible facades, which minimize impacts to the historic character of the building.

- (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;

The proposed alteration is reasonable, as the applicant intends to upgrade, but preserve, the existing historic building while making alterations where necessary to meet building code requirements and replace materials only where the existing materials have deteriorated beyond repair. The applicant has stated that, for the building to be of economic value to the owner, egress must be improved from all three levels, and the street entrance to the second floor must be improved. The seismic, egress and mechanical systems upgrades and the installation of an automatic sprinkler system are well timed, with the building being empty on all three levels. The investment and added activity should be of value to the historic district as a whole.

- (4) The value and significance of the historic resource;

The historic resource is located within the Downtown Historic District that is listed on the National Register of Historic Places, and is classified as a secondary significant contributing property in the historic district. The applicant has argued that the existing classification may be incorrect, and that the building should be classified instead as a primary significant contributing resource in the historic district. However, overall the intent of the proposed alterations and work are on the preservation of character defining historical features, including the exterior masonry and historic storefront window system, and the replacement of deteriorated materials with like materials.

- (5) The physical condition of the historic resource;

The existing building is in need of maintenance and some repair to the exterior finishes and details. As described in more detail above, the applicant is proposing to improve the physical condition of the

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resource, preserving historic features and details where possible, and replacing materials only where the existing materials have deteriorated beyond repair.

Downtown Design Review

In reviewing a request for an alteration or new construction to a building or property in the downtown design area, the Historic Landmarks Committee must base its decision on the design standards and guidelines in Chapter 17.59 (Downtown Design Standards and Guidelines) of the McMinnville City Code, and also on the following review criteria:

- (1) The City's historic preservation policies set forth in the Comprehensive Plan;
- (2) If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2)

The application for Downtown Design Review was is consistent with both of those review criteria, as described above in the Certificate of Approval review.

The following design standards and guidelines in Chapter 17.59 are applicable to this request:

17.59.050 Building and Site Design.

A. Building Setback.

1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.
2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

These standards are not applicable, as the existing building has a zero setback and covers the entire property.

B. Building Design.

1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.

The proposed alterations will not change the buildings original massing or configuration.

2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.

The building currently exceeds 60 feet in width on both street frontages and meets this standard. The proposed alterations will maintain the existing different colored brick piers that act as the original proportional subdivisions.

3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:
 - a. A belt course separating the upper stories from the first floor;

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- b. A bulkhead at the street level;
- c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;
- d. A recessed entry and transom with transparent door; and
- e. Decorative cornice or cap at the roofline.

The applicant is proposing to maintain exterior masonry, which includes decorative brick detail work creating a beltcourse between the upper stories and the first floor and a decorative cornice at the roofline. The existing storefront window mullion system will be retained, with new glass panes being installed, but the amount of glazing will stay consistent with the historic building's storefront design. The existing storefront also includes recessed entries and a bulkhead at the Third Street frontage, which is the main entry point into the building.

4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

The proposed alterations will not change the roof lines of the original structure, except that bricks will be taken from the remains of chimneys on the alley, (south), façade to restore a chimney on the street, (west), façade, and improve roof drainage.

5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.

The original recessed main entrance to the ground floor will remain in its current configuration. The proposed alteration in the northeast corner of the building will increase the recess to provide better protection and to prevent the door from opening over the public right-of-way. The double doors on the west façade will be recessed further to minimize their swing over the sidewalk. The increased recess will provide better protection to the doors and those using them. These doors will provide a secondary entrance and code required egress to and from the ground floor.

6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

Replacement windows on the second floor, if found to be required, will match the proportions and recess of the original windows. Other windows and the storefront will remain.

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.

The scale of the added canopy at the northeast entrance to the second floor is visually compatible with the original architectural character of the building. The metal canopy will have the same thickness, (seven inches) as, and be aligned with, the horizontal separation between the adjacent storefront and the prismatic clerestory above. The canopy will be painted the same trim color as the existing horizontal band. The structural steel and canopy will have detailing common to the period of the building. The two foot extension over the sidewalk matches the width of the pilasters thus supporting the established scale and proportion of the building. The proportions of the building and its defining elements will be preserved. The design allows visibility of the building's architectural features, door, transom, clerestory, and pilasters.

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It respects the rectangular geometry of the street facades. The existing, dominate architectural elements will still be unifying features of the façade.

The deeper recess for the double doors in the west elevation will resolve code issues without changing scale or proportion of the building. It supports the design guideline which calls for recessed openings at street entrances. Alterations to the east and south facades will clean up a poor conditions along the alley, at the southeast corner of the building. They will provide a solution to multiple code violations, without depreciating the building's current architectural character. The infills will match the brick and stucco now facing the east and south facades.

8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

No alterations are planned for the exterior foundation or base of the building.

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.

The original finishes will be conserved and restored. A steel canopy is proposed at the second story entrance on 3rd Avenue. A similar steel canopy can be found on the Telephone Register building at NE 4th and Davis. That building is registered as a Primary Significant Contributing building. The proposed canopy will be less intrusive, more carefully detailed and, because it is steel, supported without attaching to the brick facing the building. Findings to support the design waiver and allow for the steel canopy are provided below.

2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.

The applicant is not proposing to use any of the listed prohibited exterior building materials.

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

The existing red and buff colored brick will be maintained. The applicant is proposing to use a neutral dark gray color on the wood trim and steel canopy.

17.59.070 Awnings.

- A. Awnings or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If transom windows exist, awning placement shall be above or over the transom windows where feasible.

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The proposed canopy will be seven inches tall and project horizontally from the 5'-6" wide recessed entrance to the second floor and project two feet over the sidewalk. Its seven inch height and location will correspond with the band that separated the clearstory windows from the storefront. The design allows for the visibility of both the transom over the door, and the clerestory. Over the sidewalk, the canopy width expands from 5'-6" to 8'-0" by extending fifteen inches over the twenty six inch wide columns. The building's architectural features, door, transom, clerestory, and pilasters will remain the dominant, unifying architectural features.

- B. Awnings shall be placed between pilasters.

The canopy will project from the 5'-6" wide recess between the two flanking columns. In order to provide more protection at the entrance, the canopy, once over the sidewalk expands to 8'-0" wide by extending fifteen inches over the two, twenty six inch wide columns. The column can still be seen extending from the ground to the second story. Findings to support the design waiver and allow for the canopy to extend over a portion of the flanking columns are provided below.

- C. Where feasible, awnings shall be placed at the same height as those on adjacent buildings in order to maintain a consistent horizontal rhythm along the street front.

There are no awnings on adjacent buildings. The subject building is north facing and there is no evidence that ever had an awning or canopy.

- D. Awnings should be constructed of soft canvas, fabric, or matte finished vinyl. The use of wood, metal or plastic awnings is prohibited.

This canopy is proposed to be constructed of metal because it has the capability to extend past the building columns in a thickness that matches the seven inch band separating the storefront and clerestory. Findings to support the design waiver and allow for the steel canopy are provided below.

- E. Awnings may be indirectly illuminated; internal illumination of awnings is prohibited.

The awning will not be illuminated.

- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited.

The awning will be painted the trim color, a neutral dark gray matching the color of the trim, and the band which exists between the clerestory and storefront windows.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.

Two bronze plaques approximately 1'-1" by 1'-6" will be mounted through the mortar joints of the flanking columns. One will identify the name and address of the accommodations on the second floor. The other will identify the building as a national historic landmark. The building address will also be illuminated at the center of the leading edge of the canopy. A single 42" diameter blade sign at the northwest corner of the building will identify the single business occupying the ground floor. The address of this business will be displayed in the transom over main entrance.

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- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.

Only one business is proposed to occupy the ground floor of the building with this proposal.

- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.

Two bronze plaques approximately 1'-1" x 1'-6" will be mounted through the mortar joints of the flanking columns. One will identify the name and address of the accommodations on the second floor. The other will identify the building as a national historic landmark. The building address will also be illuminate at the center of the leading edge of the canopy. A single blade sign at the northwest corner of the building will identify the single business occupying the ground floor. The address of this business will be displayed in the transom over main entrance. None of the signs will exceed the height of the building cornice.

- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.

The proposed signage is about 10% of the allowed. The signage currently proposed is under 20 square feet. The total frontage on both streets is 166 feet, thus allowing 200 sf of signage.

- E. The use of the following are prohibited in the downtown area:
 1. Internally-lit signs;
 2. Flashing signs
 3. Pedestal signs and pole-mounted signs;
 4. Portable trailer signs;
 5. Cabinet-type plastic signs;
 6. Billboards of all types and sizes;
 7. Historically incompatible canopies, awnings, and signs;
 8. Signs that move by mechanical, electrical, kinetic or other means; and,
 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).

None of the prohibited types of signs are being proposed.

Waiver of Downtown Design Standard – Steel Awning

The applicant is requesting a waiver to the standards of Sections 17.59.050(C)(1), 17.59.070(B), and 17.59.070(D). The Historic Landmarks Committee may approve a waiver to any standard contained in Chapter 17.59 of the McMinnville City Code if it can be found that the request meets the following review criteria, as described in Section 17.59.040(A)(3):

- A. There is a demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;

The applicant has provided an argument that the demonstrable difficulty in meeting the code requirements for the steel awning are relative to the seismic upgrade. The Taylor-Dale building is an unreinforced masonry building and most of the steel added for the seismic upgrade will be added within the interior. The entrance to the second story will be an exception. Half inch steel plates are proposed to strengthen and contain the brick columns flanking the entrance. The steel plate was proposed to be visible on the exterior within the second story entry recess. However, as part of the Certificate of

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Approval review of the exterior alterations, a condition of approval was included to require that the steel plate be encased with wood trim to match the existing wood building materials on the ground floor of the existing building. Therefore, the arguments that the steel canopy will match the steel plate around the second story entry are no longer valid.

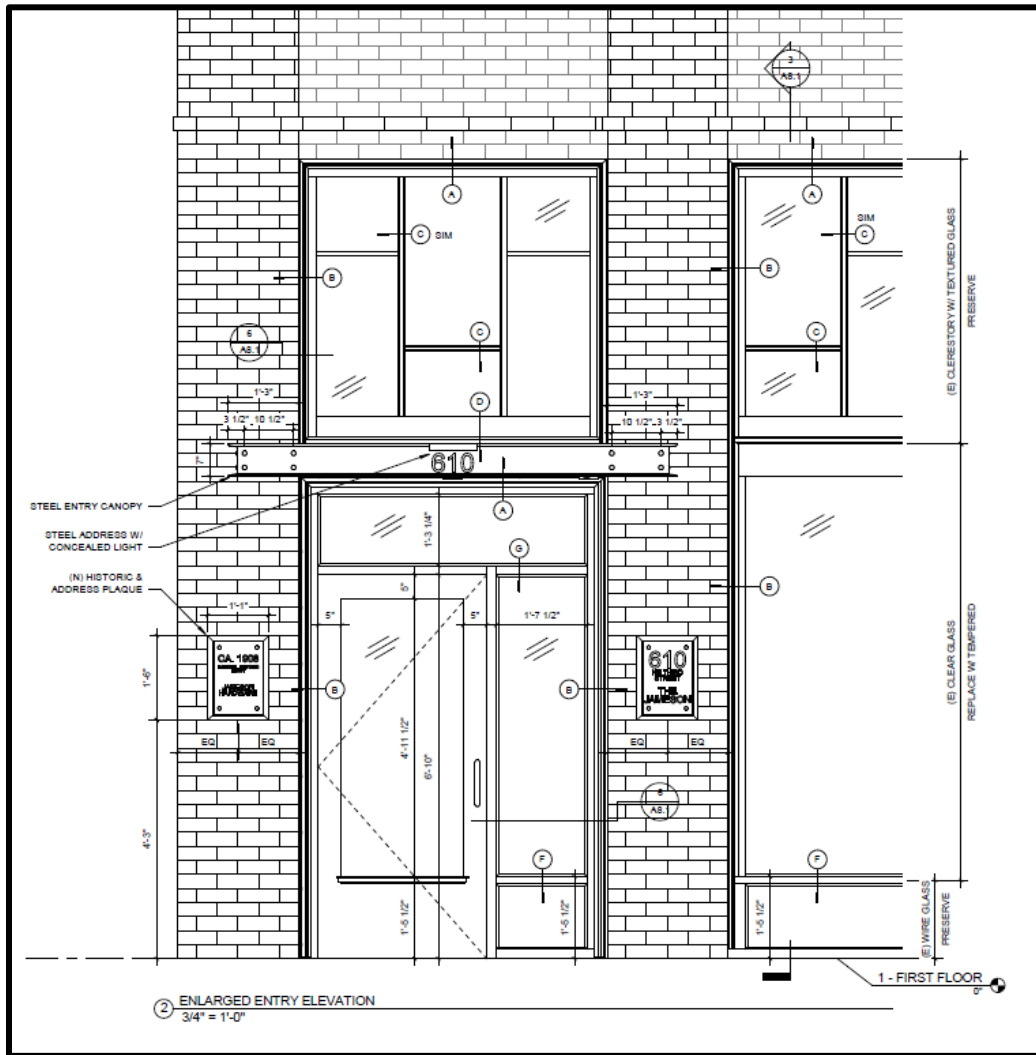
The applicant has argued that there is a need for the canopy to be steel so that it can blend in to the existing façade and not create a new architectural feature that does not exist on other portions of the main entry façade. A fabric awning would require a larger framing system that may detract from the character defining storefront window system and clerestory windows. The applicant is proposing to use the steel awning because the depth can be held to only seven inches, which allows for installation of lighting, a required sprinkler head, and security equipment. This depth is also the same height as, and aligned with, the horizontal separation between the adjacent storefront and the prismatic clerestory above. This results in the awning not detracting from the character defining features of the building.

A rendering and elevation drawing showing the awning depth and design are provided below:



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B. There is demonstrable evidence that the alternative design accomplishes the purpose of this chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein;

The use of steel for the canopy allows for a durable and welcoming solution which can be mounted directly to the steel needed for the seismic upgrade. The proportions of the building and its defining elements are preserved. The design allows visibility of the building's architectural features, door, transom, clerestory, and pilasters. It respects the proportions of building and rectangular geometry of the street facades. The existing main architectural elements will still be dominant, unifying features of the façade.

The use of steel also allows for the attachment of the canopy to the building without damaging the existing brick face, and allow a 1/2" separation from the brick. A canvas awning would introduce another material and another geometry to this part of the building, and would break with the rectangular composition of the street facing facades. Additional canvas awnings on the northern exposure of this building would not be appropriate and would diminish the transparency of the ground floor façade. The proposed solution will also yield a source of original, matching brick that can be used in the restoration of the street facades.

- C. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this chapter.

The proposed design which yields a protected area 5'-0" deep by 8'- 0" wide measured at the extension over the sidewalk, is the minimum protection required. By comparison, the ground floor main entrance offers a recess of 7 feet to 8 feet wide by 6'-6" deep and is protected by side walls for the entire depth. The extended canopy width over the sidewalk is held back to allow one side of the flanking pilasters to reach their full height without visual interruption.

Fiscal Impact:

None.

Committee Options:

- 1) **APPROVE** the applications, providing findings of fact for the required demolition review criteria.
- 2) **APPROVE** the applications **WITH CONDITIONS**, providing findings of fact for the required demolition review criteria.
- 3) **DENY** the applications, providing findings of fact for the denial in the motion to deny.

Recommendation/Suggested Motion:

Staff recommends that the Historic Landmarks Committee approve the Certificate of Approval application (HL 6-18) with the following conditions:

1. That the applicant provide detailed information on the findings of the evaluation of the existing windows and a more detailed summary of the existing conditions of the windows, and that the Planning Director have the ability to review this information and determine whether the windows are damage beyond repair. If found to be damaged beyond repair, the Planning Director shall have the ability to allow for the second story windows to be replaced with historically compatible and replicated windows, as described in the application narrative.
2. That the distinctive features of the storefront system on the north and west facades described in the National Register of Historic Places nomination, including the original bronze fasteners that connect the plate glass and the wood framing system, be retained and repaired.
3. That the replacement door providing access to the second story be wood to be consistent with the original building materials on the ground floor of the building. The final details of the replacement door shall be reviewed and approved by the Planning Director prior to installation.
4. That all other replacement doors, including the double doors and garage door on the west façade, be wood and be replicated to have the same design as the existing original doors.
5. That the steel structural support within the recessed second story entryway on the northern façade be wrapped in a wooden encasement or wooden trim consistent with the existing wood trim on the ground floor of the building and surrounding the other entryway on the north façade of the building.

Staff also recommends that the Historic Landmarks Committee approve the Downtown Design Review application (DDR 5-18) with no conditions of approval.

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Suggested Motion:

Staff suggests that the Historic Landmarks Committee make the following motion to approve the Certificate of Approval application:

THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE CERTIFICATE OF APPROVAL TO ALLOW THE ALTERATION OF THE HISTORIC RESOURCE AT 608 NE 3rd STREET (RESOURCE A866) WITH THE CONDITIONS RECOMMENDED BY STAFF.

Staff also suggests that the Historic Landmarks Committee make the following motion to approve the Downtown Design Review application:

THAT BASED ON THE FINDINGS OF FACT AND THE CONCLUSIONARY FINDINGS FOR APPROVAL AS DISCUSSED BY THE HISTORIC LANDMARKS COMMITTEE, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVE THE EXTERIOR ALTERATIONS AND DESIGN WAIVERS FOR THE HISTORIC RESOURCE AT 608 NE 3rd STREET (RESOURCE A866).

CD:sjs

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