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## **EXHIBIT 2 - STAFF REPORT**

**DATE:** October 22, 2018  
**TO:** Historic Landmarks Committee Members  
**FROM:** Chuck Darnell, Senior Planner  
**SUBJECT:** HL 10-18 – 219 SE Lincoln Street

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### **Report in Brief:**

This is the consideration of a Certificate of Approval for exterior alterations to a historic landmark located at 219 SE Lincoln Street. The subject property is listed on the McMinnville Historic Resources Inventory as a Significant resource (resource number B430).

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 landmarks are any historic resource which is classified as “Distinctive” or “Significant” on the McMinnville Historic Resources Inventory.

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:**

Terry Hall, on behalf of property owner Jeff Sauter, submitted a Certificate of Approval application to request exterior alterations to a residential building that is listed on the McMinnville Historic Resources Inventory as a Significant resource (B430). The subject property is located at 219 SE Lincoln Street, and is more specifically described as Tax Lot 5000, Section 21CB, T. 4 S., R. 4 W., W.M.

The historic designation for this particular historic resource is associated with the structure and the original owner of the building. The statement of historical significance and description of the property, as described in the Historic Resources Inventory sheet, is as follows:

This two-story gabled rural vernacular structure is built on a Latin cross plan with an encircling porch and other detailing showing influence from Queen Anne eclecticism. The siding is “drop” siding except for the upper gables above the windows which are shingled in courses of diamond and imbricated patterns. The central chimney has a corbelled cap. The shed porch roof forms

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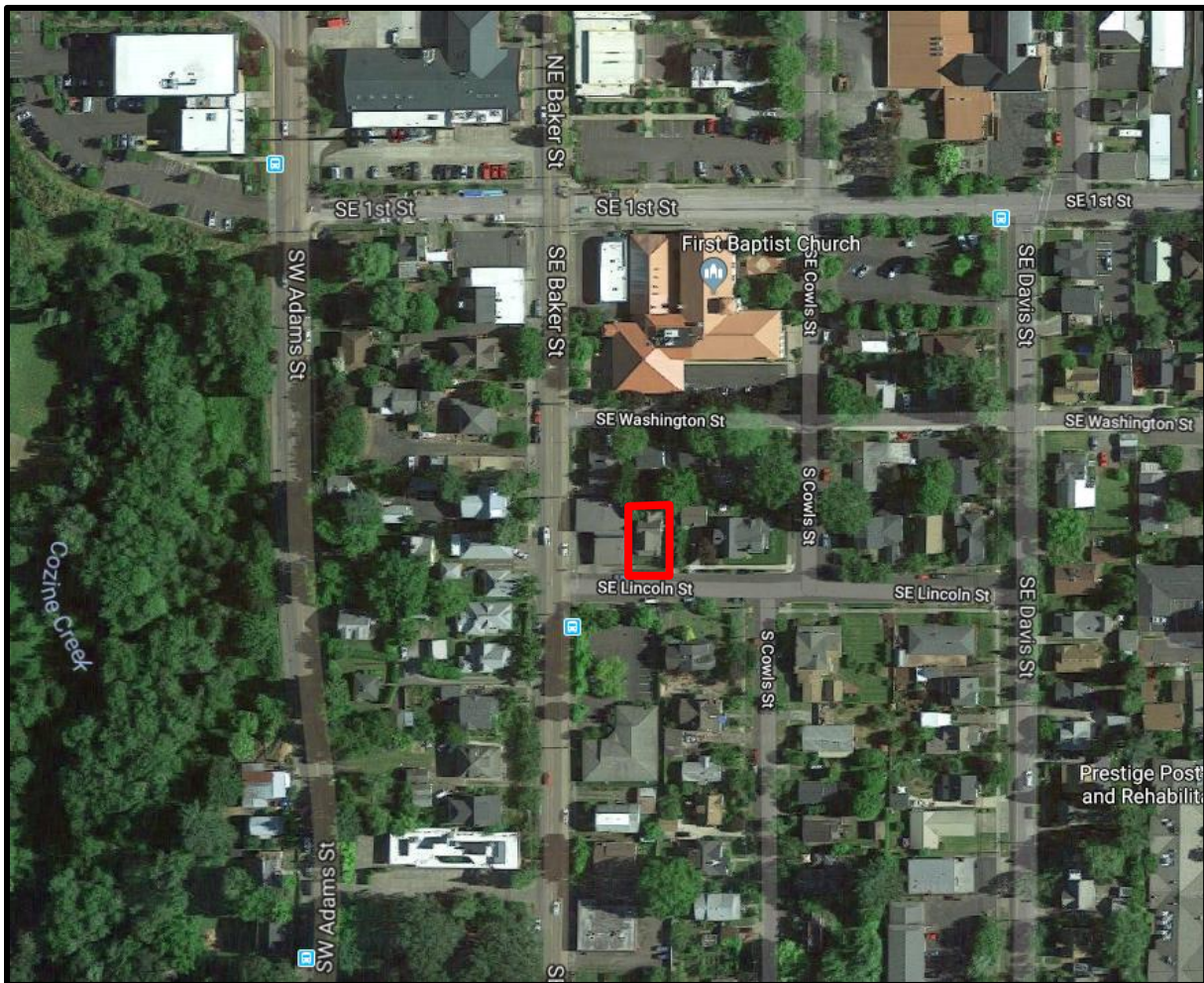
a pediment with fan detail over the porch steps. The detailed porch frieze includes small scroll brackets.

The eaves are boxed with vergeboards, ends rounded as if knobs. The porch railing of simple square section spindle is missing except for the east side sections. Windows are predominately double hung 1/1 with a large fixed sash window on the first story street façade. This window as well as the paneled door windows have single stained (colored) glass side lights. Door and window frames have a single cornice cap except where belt boards form the upper frame member.

Julia Gault and her husband built this house.

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 classified as a historic landmark, the Certificate of Approval review is required.

The current location of the historic landmark is identified below (outline of property is approximate):





**Discussion:**

The applicant is requesting that the Historic Landmarks Committee approve a Certificate of Approval to allow for the alteration landmark. More specifically, the applicant is proposing to complete the following work: "Replacing rotted or missing railing on wraparound porch".

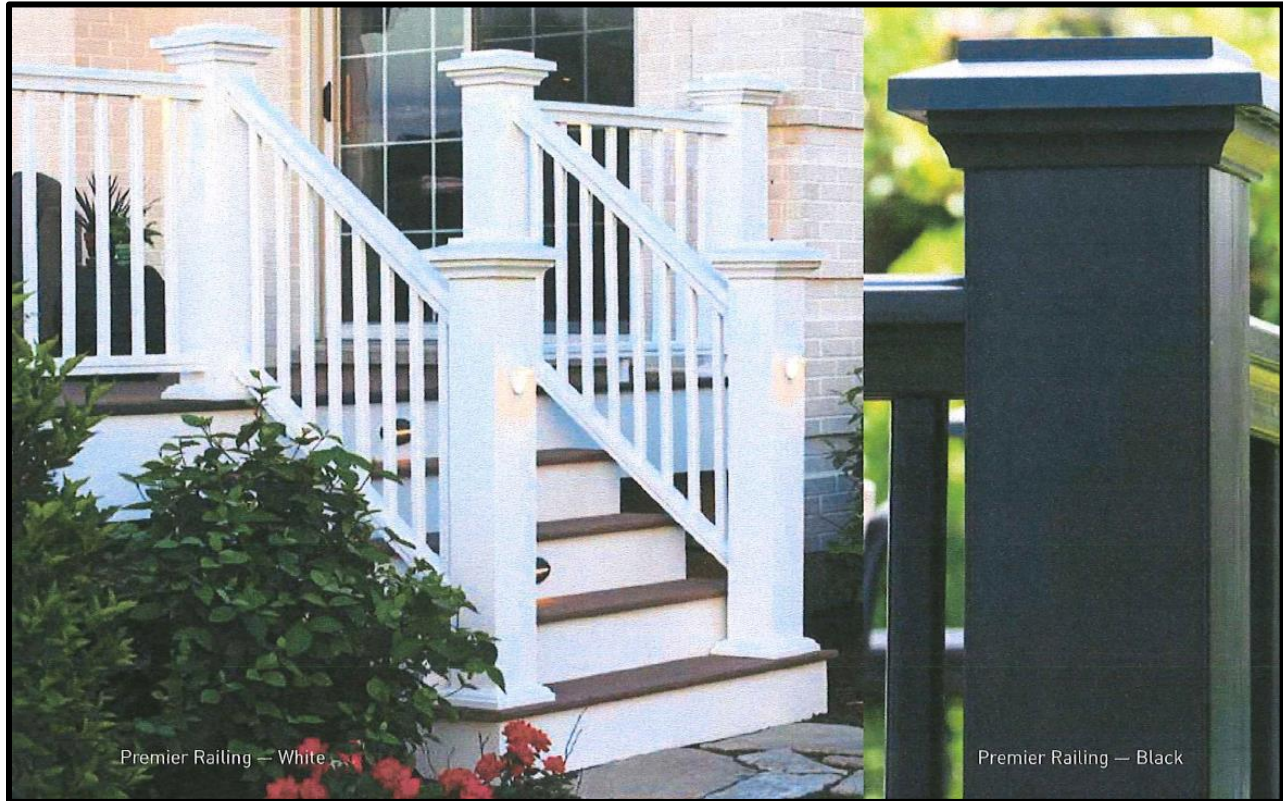
The photo from the time of the survey of the building that led to it being listed on the Historic Resources Inventory, as shown in the Historic Resources Inventory sheet, is provided below:



More recent photos of the building, with a close up view of the porch, as it exists today can be seen below:



The applicant is proposing to reconstruct a railing around the wraparound porch, but with a material other than the original wood material that exists in other areas of the porch. The building material and product being proposed is an engineered, polymer composite material that has a profile similar to more decorative wood railings, and is proposed to be constructed to meet building code requirements as the existing porch varies in height between 32 and 36 inches. An example of the material can be seen below:



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. During the public meeting, the Historic Landmarks Committee Chair may provide an opportunity for public testimony on the application, should any member of the public wish to testify.

**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.

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 protect the overall historic form and character of the historic landmark by repairing the porch and railing that is in poor condition or completely missing. This will stabilize and improve the property's value, and will foster civic pride in the historic landmark as it does not result in any removal of any of the historic architectural details still existing on the historic landmark. 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 residentially, and is still occupied as a single family home. The porch as it exists today is missing railing around all but the east side of the porch. However, the applicant has stated that there is evidence in the mail support columns on the remainder of the wraparound porch that at one time a railing was connected to the columns around the entire porch. Since that time, sections of the railing have been removed. There is no intention to change the use of the historic landmark in any way, and the proposed addition of railing around the entire wraparound porch will restore a residential feature that appears to have been removed at some point in the past.

- 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. In the case of the wraparound porch, much of the historic materials have already been removed. The railings around all but a short section of the east side of the home have been removed, and were already missing at the time the historic landmark was surveyed in 1983 and listed on the McMinnville Historic Resources Inventory in 1987. Therefore, these specific historic materials no longer exist. The applicant has stated that the portion of the railing that was still existing has rotted, and is proposing to replace those sections of railing with the same used on the remainder of the wraparound porch, which will keep a consistent form around the porch.

The replacement of the railing around the wraparound porch will not result in the loss of any feature, space, or spatial relationship that characterizes the property as a historic landmark. The overall architectural features that were noted in the Historic Resources Inventory sheet still exist today. Those features include the "two-story gabled rural vernacular" form, "shed porch roof" forming a "pediment with fan detail over the porch steps" and "detailed porch frieze" with "small scroll brackets". The

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Historic Resources Inventory also notes that the porch railing was a “simple square section spindle” design, and again that it was “missing except for the east side sections”. The addition of railing around the wraparound porch will not remove or detract from any of these historic features.

- 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.

As described in more detail above, the building has overall retained much of the architectural form, features, and detailing that existed at the time the historic landmark was surveyed in 1983 and listed on the McMinnville Historic Resources Inventory in 1987. The replacement railing materials are proposed to be visually compatible with the historic design of the front porch. The materials will be a composite polymer material, and will be white to match the existing front porch. The spindles are square, as the original porch railing was, and will be a similar height, albeit taller to meet current building code requirements. A condition of approval has been included to paint the railings the same color as the other wood on the front porch to better match the remainder of the front porch, and to prevent a sheen that may be visible based on the composite polymer material. With this condition of approval, the new features will be visually compatible and identifiable only upon close inspection, and overall the property will still be recognized in its historic form.

- 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.

There are no changes to the property that have acquired their own historic significance. As described in more detail above, the building has overall retained much of the architectural form, features, and detailing that existed at the time the historic landmark was surveyed in 1983 and listed on the McMinnville Historic Resources Inventory in 1987. Also described in more detail above, most of the railing on the wraparound porch is missing, so there is no preservation that of historic materials that can occur. The replacement railing materials are proposed to be visually compatible with the historic design of the front porch, and are proposed to match the old in composition and color. The materials will be a composite polymer material, and will be white to match the existing front porch. The spindles are square, as the original porch railing was. A condition of approval has been included to paint the railings the same color as the other wood on the front porch to better match the remainder of the front porch, and to prevent a sheen that may be visible based on the composite polymer material. With this condition of approval, the new features will match the old in composition, color, and texture, but not in physical material.

- 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 criteria is not applicable, as there are no chemical or physical treatments proposed.

- 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.

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- 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.

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

Recommended Guideline: Replacing in kind an entire entrance or porch 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.

As described in more detail above, most of the railing on the wraparound porch is missing, so there is no preservation that of historic materials that can occur. The replacement railing materials are proposed to be visually compatible with the historic design of the front porch, and are proposed to match the old in composition and color. The materials will be a composite polymer material, and will be white to match the existing front porch. The spindles are square, as the original porch railing was. A condition of approval has been included to paint the railings the same color as the other wood on the front porch to better match the remainder of the front porch, and to prevent a sheen that may be visible based on the composite polymer material. Therefore, the replacement material can be found to be a compatible substitute material, given that it will be visually compatible and will not detract from the overall property’s recognizable historic form.

- (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 replace missing materials, and together with the condition of approval related to the finish of the railing materials, the proposed alteration will not detract from the overall property’s recognizable historic form. Therefore, the public interest is protected as the historic landmark is still retained and is still recognizable as it was when it was surveyed in 1983 and listed on the McMinnville Historic Resources Inventory in 1987.

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

The overall architectural features that were noted in the Historic Resources Inventory sheet still exist today. Those features include the “two-story gabled rural vernacular” form, “shed porch roof” forming a “pediment with fan detail over the porch steps” and “detailed porch frieze” with “small scroll brackets”. The Historic Resources Inventory also notes that the porch railing was a “simple square section spindle”

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design, and again that it was “missing except for the east side sections”. The addition of railing around the wraparound porch will not remove or detract from any of these historic features.

(5) The physical condition of the historic resource;

The historic landmark is in overall good physical condition. In the case of the wraparound porch, much of the historic materials have already been removed. The railings around all but a short section of the east side of the home have been removed, and were already missing at the time the historic landmark was surveyed in 1983 and listed on the McMinnville Historic Resources Inventory in 1987. Therefore, these specific historic materials no longer exist. The applicant has stated that the portion of the railing that was still existing has rotted, and is proposing to replace those sections of railing with the same used on the remainder of the wraparound porch, which will keep a consistent form around the porch.

**Fiscal Impact:**

None.

**Committee Options:**

- 1) **APPROVE** the application, providing findings of fact for the required demolition review criteria.
- 2) **APPROVE** the application **WITH CONDITIONS**, providing findings of fact for the required demolition review criteria.
- 3) **DENY** the application, 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 10-18) with the following condition of approval.

1. That the applicant shall paint the new railings the same white color as other existing porch features to match the remainder of the porch in design, color, and texture, and to prevent the potential visibility of a sheen from the composite polymer material.

**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 BUILDING AT 219 SE LINCOLN STREET WITH THE CONDITIONS RECOMMENDED BY STAFF.**

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