



**Planning Department**  
231 NE Fifth Street o McMinnville, OR 97128  
(503) 434-7311 Office o (503) 474-4955 Fax  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

<b>Office Use Only:</b>	
File No.	<u>HL 10-18</u>
Date Received	<u>10.9</u>
Fee	<u>N/A</u>
Receipt No.	<u>N/A</u>
Received by	<u>RH</u>

## Certificate of Approval (Alteration)

### Applicant Information

Applicant is:  Property Owner  Contract Buyer  Option Holder  Agent  Other Construction Co.

Applicant Name Square Deal Construction Phone 503-832-0191  
Contact Name Terry Hall Phone 971-832-3626(c)  
*(If different than above)*  
Address 300 W. 1st. Street  
City, State, Zip Wenber, OR 97132  
Contact Email terry.squaredeal4you.com

### Property Owner Information

Property Owner Name Jeff Sauter Phone 503-472-0884  
*(If different than above)*  
Contact Name Jeff Sauter Phone —  
Address 219 SE Lincoln St.  
City, State, Zip McMinnville, OR 97132  
Contact Email jeffsauter@rocketmail.com

### Site Location and Description

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

Property Address 219 SE Lincoln St.  
Assessor Map No. R4 4 - 21CB - 05000 Total Site Area 4485  
Subdivision McMinnville Block \_\_\_\_\_ Lot \_\_\_\_\_  
Comprehensive Plan Designation Residential Zoning Designation C3

1. What is the classification of the historic building? Historic Neighborhood
2. Architect Name N/A Phone —  
 (Engineer or Other Designer)  
 Contact Name — Phone —  
 Address —  
 City, State, Zip —  
 Contact Email —
3. Contractor Name Square Deal Construction Phone 503-832-0191  
 Contact Name Terry Hall Phone 971-832-3626(c)  
 Address 300 W. 15th Street  
 City, State, Zip Newberg, OR 97132  
 Contact Email terry.squaredeal4yale@gmail.com
4. The existing use of the property. private residence
5. The intended use of the property. private residence
6. Attach a written narrative that describes: — Attached.
  - 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:

- ~~Not required~~  A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), showing the information listed in the information sheet.
- ~~Not required~~  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.**

Terry J. DeLo  
Applicant's Signature

1-OCT-2018  
Date

Jeff Sauter  
Property Owner's Signature

4-OCT-2018  
Date



## **Certificate of Approval (Alteration) #6**

### **A. The proposed project in detail:**

#### **Specific portions of the structure being altered:**

- Replacing rotted or missing railing on wraparound porch.

### **B. and C. How the proposed project meets the applicable Comprehensive Plan policies and 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.**

- The property, a house, is being used as it was historically. Intention of homeowner is to preserve this historical gem, which includes restoration of wraparound porch.

#### **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 historic character of the property will be retained and preserved.
- The replacement/repair of historical materials - the railings- cannot be avoided as the railings are rotted or missing.

#### **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.**

- This home is recognized as a physical record of its time, place and use. Proposed railing looks and feels like wood and is virtually identical in design, color and texture of wood. But it is far more durable, long-lasting and sustainable. It has been approved by municipalities across the Northeast for a variety of historical renovation projects such as The Ocean House in Rhode Island, The Lindens House in Washington DC, and Miss Porter's School in Farmington, Connecticut.

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

- N/A

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

- N/A

**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.**

-Deterioration of the rails requires replacement. New railing looks and feels like wood and is virtually identical in design, color and texture of wood. But it is far more durable, long-lasting and sustainable. It has been approved by municipalities across the Northeast for a variety of historical renovation projects such as The Ocean House in Rhode Island, The Lindens House in Washington DC, and Miss Porter's School in Farmington, Connecticut.

**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.**

-N/A

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

-N/A

**i. The proposed project must be consistent with the Guidelines for Historic Preservation as published by the United States Secretary of the Interior.**

-See above.

**D. 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.**

-N/A

**E. The value and significance of the historic resource.**

-This house gives the community character and beauty and provides a visual record of McMinnville heritage. The preservation of this house, which includes restoration of its wraparound porch, is important for the education, enjoyment and pride of its citizens.

**F. The physical condition of the historic resource.**

-The house is in good condition. The railing on the porch is rotted or missing. See photos.



■ *A Smarter Way to Build!* ■

To The McMinnville Building Department:

The 1890s-built Victorian at 219 SE Lincoln St. is in desperate need of porch repairs. The porch is rotting through the floor joists. We do not want this grand old home to go into a state of disrepair. The dignified character of this home is too important to the historic district of McMinnville.

We propose using Azek Porch Boards, an engineered, capped polymer composite deck and porch product made to outlast real wood with its significantly higher quality to preserve the beauty of this home for years to come. These boards are created with a wood grain texture to preserve the classic look of the home. They come in a tongue and groove design to avoid having face screws that interrupt the overall look. We will use the color Morado, which is nearly identical to the existing porch color. The color of the Azek Porch Boards is stain, scratch, and fade resistant, which is an added benefit of composite decking. It is important to note we will *not* be changing the deck skirting.

We propose replacing the existing railing with Azek Premier Railing, a composite project engineered to last. This railing has a classic profile that offers the beauty and feel of real wood but has the strength and safety of performance materials. Safety is paramount as this porch varies between 32" in height and 36" in height at various locations. Per McMinnville Building Code requirements, this porch will need to have railing on all sides. This, unfortunately, is a minor deviation from the existing look of the porch, but one we believe is imperative for the safety of the Homeowners.

We believe these proposed changes will add new life back into this stately home, and the products will preserve the integrity of the historic Victorian style of the residence.

Please see the attached photos of the existing porch and proposed materials for the home.

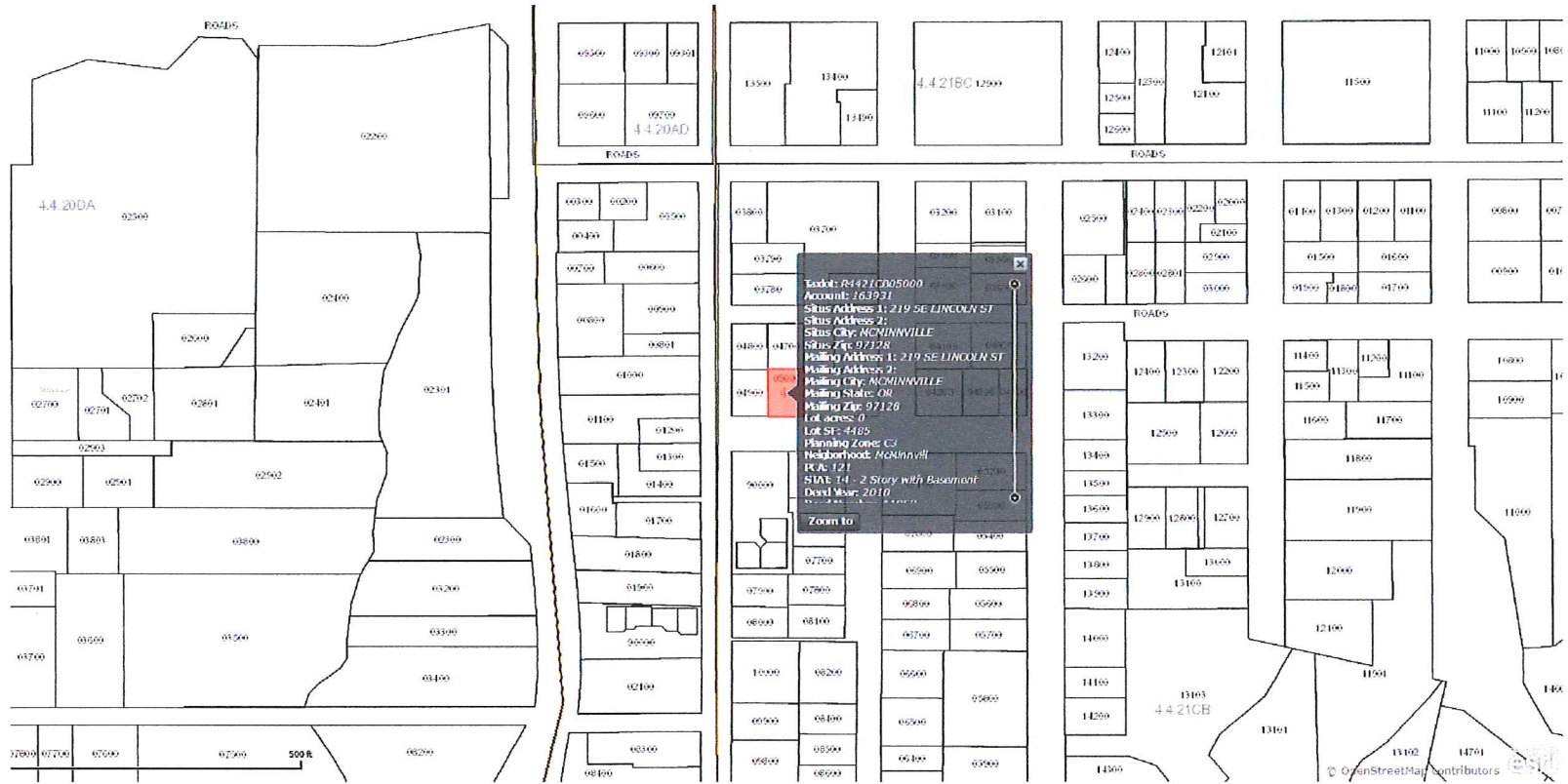
Regards,

Terry Hall

A handwritten signature in black ink that reads "Terry Hall". The signature is written in a cursive style with a large, looped "T" and "H".

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■ Terry Hall - General Contractor ■ 971-832-0191  
300 W 1<sup>st</sup> Street ■ Newberg ■ OR ■ 97132 ■ CCB# 172566  
[www.squaredeal4you.com](http://www.squaredeal4you.com) ■ E-mail: [terry@squaredeal4you.com](mailto:terry@squaredeal4you.com)



on Oct 1 2018 12:35:08 PM.

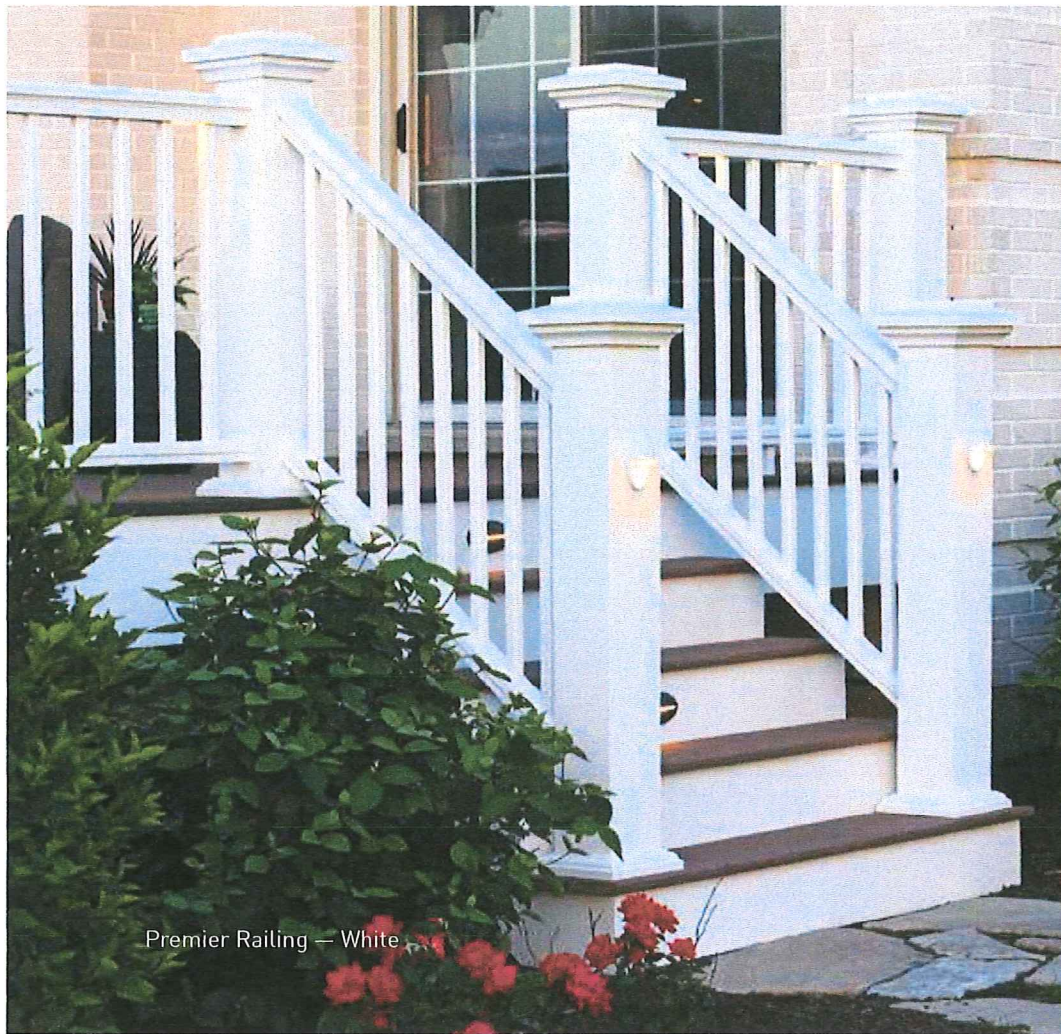




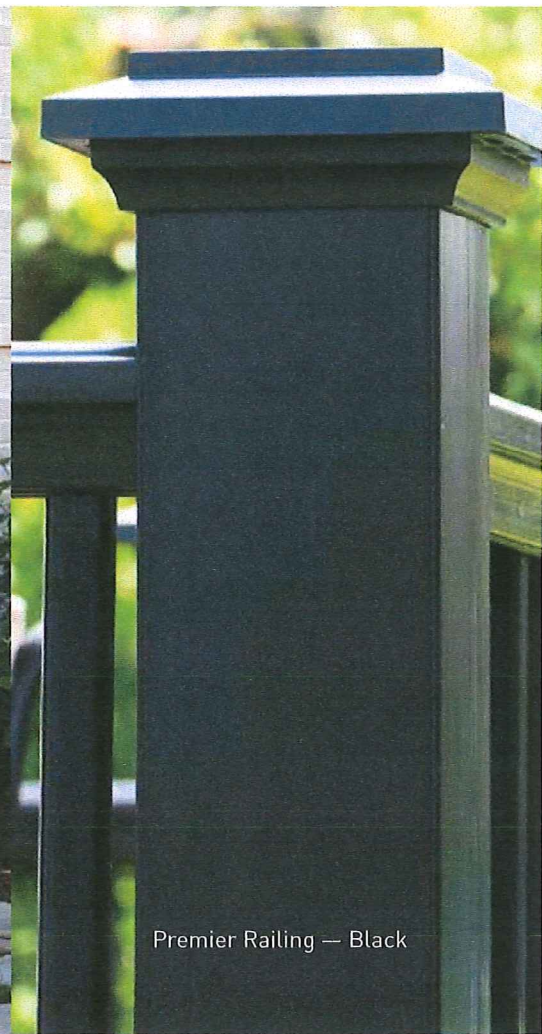








Premier Railing — White



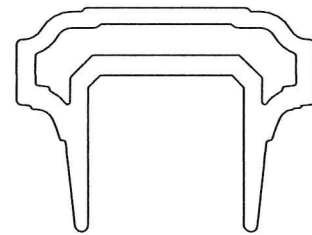
Premier Railing — Black

CLASSIC

# Premier Railing®

Premier Railing offers the beauty and feel of real-wood coupled with the added strength and safety of performance materials.

This classic profile features a flat top rail with delicately beveled edges for a high-end look that lasts.



TOP RAIL SIZE: 3.5" X 2.7"















