



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

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DECISION, CONDITIONS, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR APPROVAL OF THE ALTERATION OF A HISTORIC RESOURCE AT 711 NE 3RD STREET

- DOCKET:** HL 5-18
- REQUEST:** The applicant has submitted a Certificate of Approval application to request the alteration of a historic resource that is located within the Downtown Historic District that is listed on the National Register of Historic Places and is also listed on the McMinnville Historic Resources Inventory.
- LOCATION:** The subject site is located 711 NE 3rd Street, and is more specifically described as Tax Lot 5200, Section 21BD, T. 4 S., R. 4 W., W.M.
- ZONING:** The subject site is designated as Commercial on the McMinnville Comprehensive Plan Map, and is zoned C-3 (General Commercial).
- APPLICANT:** Denny Elmer, with C.S. Property Holdings
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** November 29, 2018
- DECISION-MAKING BODY:** McMinnville Historic Landmarks Committee
- DATE & TIME:** December 28, 2018. Meeting was held at the Civic Hall, 200 NE 2nd Street, McMinnville, OR 97128.
- PROCEDURE:** The structure proposed to be altered is designated as a “Significant” historic resource (Resource B884) and is also located within the Downtown Historic District that is listed on the National Register of Historic Places, and is therefore subject to the Certificate of Approval alteration review process required by Section 17.65.060 of the McMinnville City Code.
- CRITERIA:** The applicable criteria are in Section 17.65.060(B) of the McMinnville City Code.
- APPEAL:** The decision may be appealed to the Planning Commission within 15 days of the date the decision is mailed as specified in Section 17.65.080(A) of the McMinnville City Code.
- COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. Their comments are provided in this exhibit.

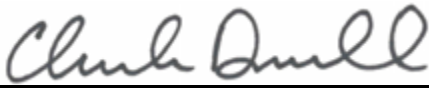
Attachments:

Attachment 1 – Certificate of Approval Application

DECISION

Based on the findings and conclusions, the Historic Landmarks Committee **APPROVES** the alteration of the historic resource at 711 NE 3rd Street (Resource B884), **subject to the conditions of approval provided in this document.**

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DECISION: APPROVAL WITH CONDITIONS
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Planning Staff: 
Chuck Darnell, Senior Planner

Date: January 2, 2019

Planning Department: 
Heather Richards, Planning Director

Date: January 2, 2019

APPLICATION SUMMARY:

Denny Elmer, with C.S. Property Holdings, submitted a Certificate of Approval application and Downtown Design Review application to request exterior alterations to a two story building in the Downtown Historic District. The subject property is located at 711 NE 3rd Street, and is more specifically described as Tax Lot 5200, Section 21BD, T. 4 S., R. 4 W., W.M.

The building is listed on the National Register of Historic Places as a Secondary Significant Contributing property in the Downtown Historic District, and is commonly known as the Douglas Hotel Building. The building is also listed on the McMinnville Historic Resources Inventory as a Significant resource (Resource B884), which is the highest classification on the local inventory.

The historic designation for this particular historic resource is associated with the location of the property within the Downtown Historic District that is listed on the National Register of Historic Places. The building is 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 is a rectangular two-story stuccoed concrete building which sits facing south on the corner of Galloway and Third Street. There is a low pediment in the middle and at the corner of the parapet on both facades. There is a projecting stucco beltcourse below the parapet and another between the stories on both the south and west elevations. Second floor windows are one over one double-hung wood sash in two sizes with stucco sills. Third Street façade is divided into five bays with stucco pilasters and small raised diamond shapes at the top of each pier. The two easternmost bays on the ground floor of the Third Street façade have been filled in with stucco and cement block (including transoms and storefronts), with only a recessed doorway remaining. The storefront at the westernmost end has been cut away so the door is on the corner and a newer metal post supports the corner. This storefront has aluminum frame plate glass windows which extend one bay on the south façade, and a wood and glass door. Bulkheads are contemporary face brick. The remaining bays have aluminum frame plate glass windows and wood frame glass doors. A series of three fixed six-light wood frame windows with cement sills are located at mezzanine level on the south façade. To the north of the cut away storefront is a bay containing three wood fixed six-light windows set in recessed arched panels (directly below mezzanine windows). The next bay to the north contains a wood frame plate glass window and door. The northernmost bay has a wood frame glass door with a transom which leads to the second floor.

This building was originally known as the Eggleston Block, according to a newspaper article in the Oregonian dated March 27, 1926. The article stated:

“The new structure, known as the Eggleston block is built of reinforced concrete, has a frontage of 120 feet and is 100 feet in depth. The cost of the building and the property on which it is located is placed at \$50,000.

The principal tenant of the new building is Hotel Bays, which occupies the entire second floor and has lobby space downstairs. Other tenants are the As You Like It Café, the Ora Allen Hudson-Essex Agency, the First Motor Company, the Oakland-Pontiac agency, the Terminal Confectionary, and the terminal for the stage lines into McMinnville.”

The Eggleston Block was designed by architect O.S. Combs, and A.F. Arthur was the general contractor. This building replaced a wooden hotel, the Commercial Hotel, on this site which was destroyed by fire. The owners of the Commercial Hotel and the Eggleston Block were Mrs. Claudia Kimball and Blanche Eggleston, both of Portland.

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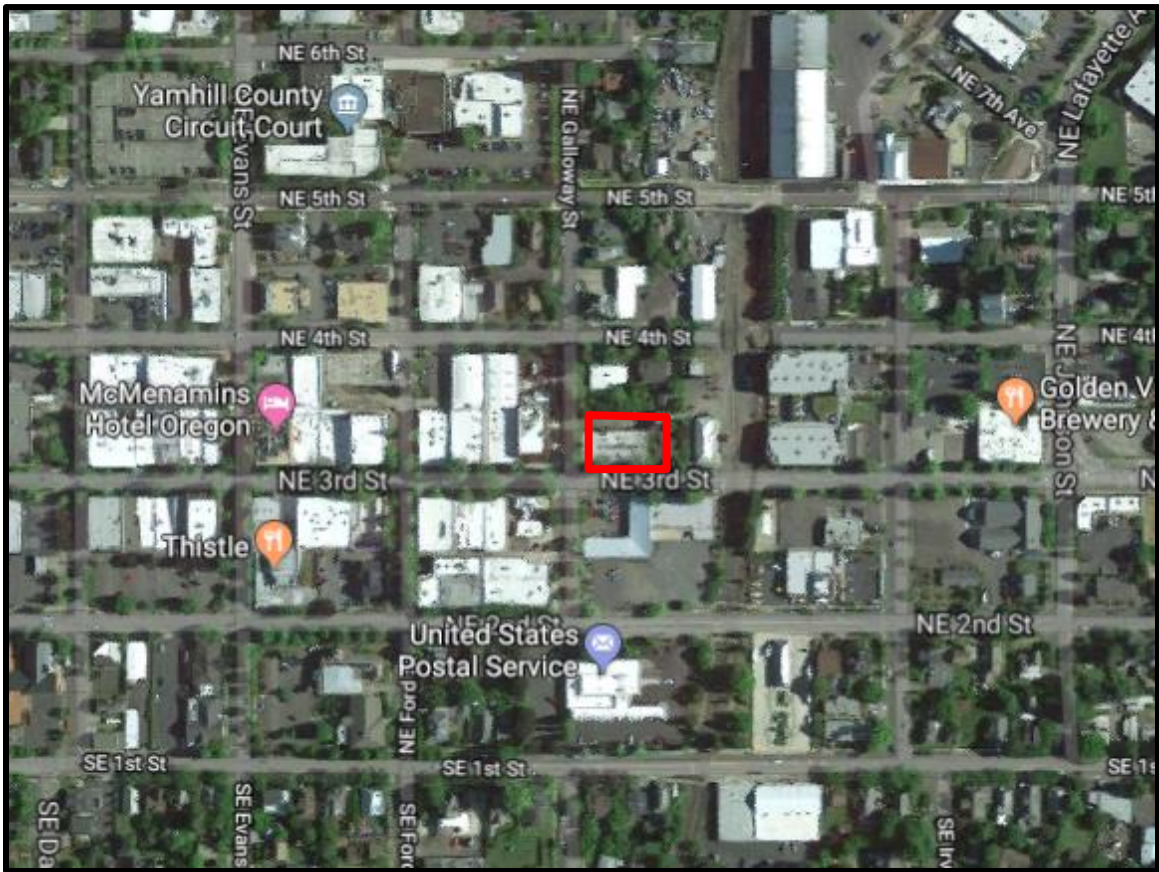
The statement of historical significance and description of the property, as described in the Historic Resources Inventory sheet, is as follows:

The Douglas Hotel is a rectangular two story stuccoed concrete structure facing south on the corner of Galloway and Third Streets. A flat roof is concealed by a shallow parapet wall which has low pitched gable like projections at intervals for ornament. There is a molded stucco belt course beneath the parapet and another between the stories on the south and west elevations. Fenestration is irregular; most windows are one over one double hung sash of varying sizes. Six lighted casement windows appear on the west elevation; three are set in arches. The three storefronts differ; all appear to have been altered. The north and east elevations reveal concrete construction; three chimneys rise from the rear of the building. The building has recently been painted salmon with orange trim.

On the sidewalk in front of the inscription: "Commercial Hotel, C.W. Whitlock, Prop." This concrete hotel, known as the Bay's Hotel in 1928 replaced an earlier wooden hotel, the Commercial, which was destroyed by fire.

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 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 defined in Section 17.59.020 of the McMinnville City Code. 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:



The west façade, facing Galloway Street, can be seen below:



The south façade, facing Third Street, can be seen below:





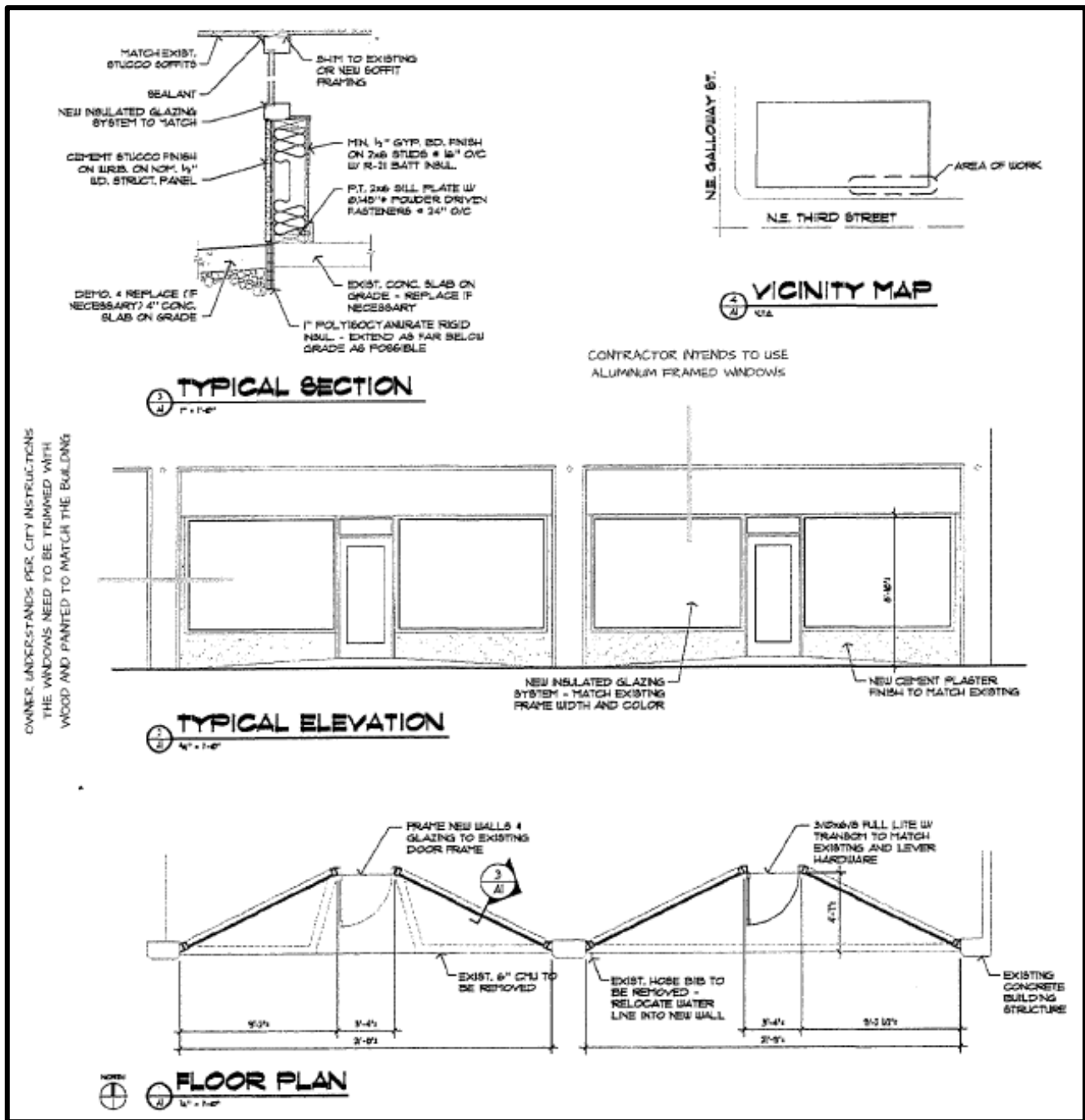
The applicant is proposing to remove an existing concrete block wall on the two easternmost bays of the Third Street ground floor façade and construct in its place two sets of recessed storefront window systems and entries. More specifically, the applicant is proposing to complete the following work on the building:

- Removal of the front façade concrete block wall that was constructed in the 1960's across a portion of the Douglas Hotel building.
- Rehabilitation of two storefront bays to include creation of inset storefront entries with angled windows and a centered front entry door for each storefront. The two sets of front entries are proposed to each be located between the vertical stuccoed cement clad columns that provide rhythmic spacing along the face of this building. An existing example of this building design is seen along the front of the western portion of the Thai Country Restaurant which currently occupies commercial space within the building.

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The proposed design for the reconstructed storefront window systems and entries can be seen below:



CONDITIONS:

1. That the stucco bulkheads beneath the storefront windows shall be painted the same grey color as the windows and window frames on the remainder of the building in order for the historic storefront bay system and columnar stucco pilasters to be more prominent. The bulkheads beneath the storefront windows along the entire south façade, including the two bays proposed to be rehabilitated and the two existing bays to the west, shall all be painted the same grey color to ensure consistency along the entire south façade.
2. That the applicant shall submit building permit applications prior to completing any work, and that the construction plans submitted with the building permit applications shall be consistent with the exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, and consistent with all applicable conditions of approval.

ATTACHMENTS

1. Certificate of Approval Application (on file with the Planning Department)

COMMENTS**Agency Comments**

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. The following comments had been received:

- McMinnville Engineering Department:

No comments.

- McMinnville Fire Department:

We have no issues with the proposed change to the store frontage.

- McMinnville Building Department:

Building permits are necessary for the proposed work.

Additionally, the design has inadequate maneuvering clearance for ADA on the latch side of the doors.

The glazing that will go adjacent to the doors will need to be safety glazing as well as the glazing within the doors.

Doors should strive to meet energy conservation measures of the code to the extent that is possible while maintaining the historic character.

Door hardware must be ADA compliant (e.g., lever-type).

The threshold height is not indicated but must be held to a maximum of ½ inch for ADA.

If the awnings are to remain, it appears they will need to be remounted with the façade change.

That work can all be included in the building permit.

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- McMinnville Water and Light:

MWL has no comments on this application.

Public Comments

Public notice was mailed to owners of properties within 300 feet of the subject site, as required by Section 17.65.070(C) of the McMinnville City Code. The Planning Department did not receive any public testimony prior to the public meeting.

FINDINGS OF FACT

1. Denny Elmer, with C.S. Property Holdings, submitted a Certificate of Approval application to request exterior alterations to a two story building in the Downtown Historic District. The subject property is located at 711 NE 3rd Street, and is more specifically described as Tax Lot 5200, Section 21BD, T. 4 S., R. 4 W., W.M.
2. The historic resource is designated on the Historic Resources Inventory as a Significant resource (Resource B884).
3. The site is currently zoned C-3 (General Commercial), and is designated as Commercial on the McMinnville Comprehensive Plan Map, 1980.
4. Notice of the alteration request was provided to property owners within 300 feet of the subject site. The Planning Department received no public testimony prior to the public meeting.
5. A public meeting was held by the Historic Landmarks Committee on December 28, 2018 to review the proposal.
6. The applicant has submitted findings (Attachment 1) in support of this application. Those findings are herein incorporated.

CONCLUSIONARY FINDINGS

McMinnville’s Comprehensive Plan:

The following Goals and policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

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

Finding: **Goal III 2 is satisfied.**

The focus of the comprehensive plan goal is to restore and preserve structures that have special historical or architectural significance. Overall, the intent of the proposal is to restore the existing historic building and restore the façade to a form that is more consistent with the historic use and character of the building, and would be more consistent with the type of development pattern allowed in the City’s established Downtown Design Standards and Guidelines code. The proposed alterations would improve property values by creating usable commercial spaces, which would also strengthen the economy of the City by providing space for business in a location within the Downtown Historic District that is listed on the National Register of Historic Places. Therefore, the Comprehensive Plan goal is satisfied by the proposal.

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GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

Policy 188.00: The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.

Finding: Goal X 1 and Policy 188.00 is satisfied.

The City of McMinnville continues to provide opportunities for the public to review and obtain copies of the application materials and completed staff report prior to the McMinnville Historic Landmarks Committee review of the request and recommendation at an advertised public meeting. All members of the public have access to provide testimony and ask questions during the public review and meeting process.

McMinnville’s City Code:

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

17.65.040 Certificate of Approval Process. A property owner shall obtain a Certificate of Approval from the Historic Landmarks Committee, subject to the procedures listed in Section 17.65.050 and Section 17.65.060 of this chapter, prior to any of the following activities:

- A. The alteration, demolition, or moving of any historic landmark, or any resource that is listed on the National Register for Historic Places;
 - 1. Accessory structures and non-contributing resources within a National Register for Historic Places nomination are excluded from the Certificate of Approval process.
- B. New construction on historical sites on which no structure exists;
- C. The demolition or moving of any historic resource.

Finding: Section 17.65.040 is satisfied.

The applicant submitted an application for a Certificate of Approval to request the alteration of a historic landmark, which is designated as a “Significant” historic resource (Resource B884) and is also located within the Downtown Historic District that is listed on the National Register of Historic Places.

17.65.060 Exterior Alteration or Remodeling. The property owner shall submit an application for a Certificate of Approval for any exterior alteration to a historic landmark, or any resource that is listed on the National Register for Historic Places. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance. The Planning Director shall determine whether the proposed activities constitute an alteration as defined in Section 17.65.020 (A) of this chapter. The Historic Landmarks Committee shall meet within thirty (30) days of the date the application was deemed complete by the Planning Department to review the request. A failure to review within thirty (30) days shall be considered as an approval of the application. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

- A. The Historic Landmarks Committee may approve, approve with conditions, or deny the application.

Finding: Section 17.65.050(A) is satisfied.

The Historic Landmarks Committee, after reviewing the request during a public meeting and offering an opportunity for public testimony, decided to approve, with conditions, the alteration request and Certificate of Approval.

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- B. The Historic Landmarks Committee shall base its decision on the following criteria:
1. The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;

Finding: **Section 17.65.060(B)(1) is satisfied.**

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 ordinance 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 restore the existing historic building and restore the façade to a form that is more consistent with the historic use and character of the building, and would be more consistent with the type of development pattern allowed in the City’s established Downtown Design Standards and Guidelines code. The proposed alterations would improve property values by creating usable commercial spaces, which would also strengthen the economy of the City by providing space for business in a location within the Downtown Historic District that is listed on the National Register of Historic Places. 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.

Finding: **Section 17.65.060(B)(2)(a) is satisfied.**

As noted in the City’s Statement of Historical Significance and Description of Property (B884), this concrete building, identified as the Douglas Hotel building, was originally known as the Eggleston Block and occupied by the Bay’s Hotel when constructed in 1928 (or 1927 as implied on the US Department of the Interior - National Register of Historic Places Inventory – Nomination Form – Section 7, Pages 24 and 25) and had replaced an earlier wooden hotel, “The Commercial,” which had been destroyed by fire. The property has been occupied by a variety of ground floor retail, professional and food service businesses over its history; most notably The Oakland-Pontiac agency, The Terminal Confectionery, As You Like It Café, Maloney’s Barber Shop, and more recently Thai Country Restaurant and The Deluxe Billiard Parlor. The second floor of the building had been converted from hotel rooms to lower income apartments.

A fairly recent internal remodel however has since converted the second floor spaces to overnight short-term rentals which is a use closer to the original design and intent of the second floor of the building. The currently occupied ground floor spaces continue to be food service and retail oriented. The intended use of the interior ground floor space behind the cement block wall that is proposed to be removed and

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the two storefront bays renovated will be similar to those found throughout the historic downtown; i.e., professional, retail and/or food service uses which will provide employment opportunities once again to this portion of the building.

All of the proposed renovations to the exterior of the building are designed to bring this portion of the front façade to a design that is more compatible with the historic building. There is no documentation or photographic evidence that the south façade design existed prior to the photograph provided in the McMinnville Historic Resources Inventory, which was taken in 1983. It likely did exist prior to 1983, but the date that it was constructed cannot be verified. The applicant states later in the application narrative that the storefront design in the two bays to the west of the bays proposed to be rehabilitated date “potentially back to the mid 1940’s to mid 1950’s”. The applicant also contends that the four bays along the south façade were likely all converted to the angled storefront and recessed entry design at a similar time, and that the two easternmost bays were then later removed and covered by the concrete block wall that still exists on those two bays today. The evidence for that likely being the case is in the walkways in the recessed areas between the angled storefront windows. In the two angled storefront systems that still exist, red colored tinted concrete walkways lead to the recessed entry. The applicant has stated that the “remnant of the red-brick colored tinted concrete walkway leading into what eventually became the Deluxe” exists in those easternmost bays as well.

The original design of the ground floor storefront systems along the south façade of the building were much different when the building was originally constructed, as shown in the only other historic photo of the building provided (circa 1927). The applicant notes that “3/5ths of the building had originally been used for auto related businesses inclusive of a retail used car dealership”. While the uses were auto related, storefront window systems did still exist along the entire façade in a different configuration than exists on the western 3/5ths of the building today. These storefront systems appear to have been built out closer to the right-of-way line, and had varying configurations with varying sizes and depths of recessed entryways.

The applicant is not proposing to restore the ground floor façade to that design apparent in the 1927 photo due to this being the only form of documentation and due to the fact that other changes have also occurred on other existing bays along the ground floor façade. Instead, the applicant is proposing an alternative design that is compatible with the building, and that is consistent with the storefront design that has existed since at least 1983, and to the applicant’s estimation, potentially back to the mid 1940’s or 1950’s. This proposed compatible design is allowed through the Rehabilitation treatment described in the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, which will be discussed in more detail below.

- 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.

Finding: **Section 17.65.060(B)(2)(b) is satisfied.**

This criteria describes the need to avoid the replacement of intact or repairable historic materials or the alteration of existing historic features, spaces and spatial relationships. In this situation, the eastern portion of the building’s ground floor front façade had been largely removed and replaced with concrete blocks, a narrowed front entry and two small square windows mounted high in the ground floor façade astride the singular entry door at some time in the 1960s. While the original design, character and many storefront design elements are now missing, these applications propose to rehabilitate those storefronts to a design that is more compatible with the historic building in order to bring the missing historic architectural detail and rhythm back to the east end of the building and to this portion of Third Street.

For this rehabilitation effort, the applicant is basing the proposed design on the photograph that is part of the City’s Statement of Historical Significance and Description of Property (B884) and on elements that can currently be seen along the building’s south façade today. The historic elements to be recreated include the reestablishment of two inset storefront entrance bays with centered doorways flanked by large storefront windows that sit atop bulkheads and under soffits to match that of the other storefronts along this façade. Entrance through the largely glazed, wood doors will be by way of red-brick colored pigmented concrete walkways leading to each entry door. The exterior wall surface will be finished in stuccoed concrete and painted to match the balance of the building’s exterior. The new storefront windows are proposed to be aluminum framed windows.

This rehabilitation effort proposes a design that will be compatible with the historic building, and that design is based on other evidence that is available of the design of the storefront window systems that existed as early as 1983. The design evident in the 1983 photo of the building still exists on the remainder of the ground floor façade that is not subject to the alteration proposal, and the proposal is to match that design to create new storefront systems and recessed entryways that are compatible with the existing building and are consistent with the development pattern in the remainder of the Downtown Historic District.

- 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.

Finding: **Section 17.65.060(B)(2)(c) is satisfied.**

The ground floor façade on the two bays proposed to be altered have been heavily altered over time, and the existing features and materials are not historic. The rehabilitation of the two bays with two new storefront window systems with recessed entries is visually compatible with the historic building.

In terms of the specific materials proposed, the applicant is proposing aluminum framed storefront windows in order for the bays to be consistent with the other aluminum storefront window systems that exist in the other bays on the ground floor of the building, and has also provided arguments for how aluminum storefront windows may have been in use during certain periods in the past. There is no evidence that the existing aluminum windows were historic materials that existed on the building during its initial period of construction, which is what led to the building being classified as a Secondary Significant Contributing resource in the Downtown Historic District. The dates of construction for buildings classified in the historic district as Secondary Significant Contributing resources was 1913-1937. The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, states that most other windows besides the aluminum framed storefront window systems were wood. These include windows that were described as follows: “second floor windows are one over one double-hung wood sash”; “a series of three fixed six-light wood frame windows... located at mezzanine level on the south façade”; “north of the cut away storefront is a bay containing three wood fixed six-light windows”; and “next bay to the north contains a wood frame plate glass window and door”. However, the statement of historical significance and description of the property does not specifically document the original storefront window system materials. The bays on the ground floor were already altered by the time of the nomination and survey in 1983, as the historic photo of the building from 1927 shows a different ground floor façade. Since those bays were already altered, and there is no written description or evidence that the original storefront window systems were wood framed, the aluminum framed windows were allowed to be compatible with the materials on the remainder of the building.

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

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- 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.

Finding: Section 17.65.060(B)(2)(d - f) are satisfied, and a condition of approval is included to ensure the criteria are satisfied.

There are no changes to the areas of the building proposed to be altered that have acquired historic significance. The existing conditions of the bays proposed to be altered is a concrete block wall that is not consistent in design or materials with any documented previous condition of the building. Therefore, there are no distinctive materials, features, finishes, or construction techniques to preserve on the two bays in question. The proposal to rehabilitate the building by designing and creating a storefront that is compatible with the historic building is an appropriate level of intervention.

The applicant is proposing the following to ensure the replacement features will match the old in composition, design, color, and texture:

“the historic elements to be preserved by the rehabilitation of the two subject storefront bays include the reestablishment of two inset storefront entrance bays with centered doorways flanked by large storefront windows that sit atop bulkheads and under soffits to match that of the other storefronts along this façade. Entrance through the largely glazed, wood doors will be by way of red-brick colored pigmented concrete walkways leading to each entry door. [...]The exterior wall surface will be finished in stuccoed concrete and painted to match the balance of the building’s exterior. The exterior trim and surrounds of the new windows and doors will match that found on the balance of the building’s exterior unless the Historic Landmarks Committee decides to require the window frames and door frames to be uniquely wrapped in wood and painted.”

Overall, the proposed storefront design will be compatible with the historic building, and will continue a pattern of development that exists on the remainder of the building and is similar to the development pattern in the surrounding Downtown Historic District. The form and materials of the bulkheads, wood doors, and exterior stucco will match the existing building in composition, design, color, and texture. As described in more detail above, the aluminum framed windows were found to be physically and visually compatible with the building.

The two new storefront window systems will establish a pattern that was evident in the historic design of the building, which included storefront window systems in consistent bays along the south façade with stucco pilasters separating each bay. The historic storefront window design did include a bulkhead beneath the window systems, which is evident in the 1927 photo of the building. The proposed compatible design will include a stucco bulkhead beneath the two new storefront window systems. This stucco bulkhead also exists in the two bays to the west of the bays proposed to be rehabilitated. In order for the historic storefront bay system and columnar stucco pilasters to be more prominent, a condition of approval is included to require that the bulkheads beneath the storefront windows be painted the same grey color as the windows and window frames. The condition of approval requires that the bulkheads along the entire south façade be painted the same grey color for consistency along the entire south façade. This will ensure that the new materials in the two easternmost bays, along with the other existing materials on the building, match the old in design and color.

The 1927 photo of the building that shows the historic storefront window and bay design can be seen below:

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- 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.

Finding: **This criteria is not applicable.** 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.

Finding: **Section 17.65.060(B)(2)(h) is satisfied.**

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.

Finding: **Section 17.65.060(B)(2)(i) is satisfied.**

The applicant has argued that 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.

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The applicant has also provided findings for the Standards for Rehabilitation, which are included in the application narrative.

The Secretary of the Interior's Standards for the Treatment of Historic Properties also includes in the Rehabilitation chapter a section on the "Design for the Replacement of Missing Historic Features". This section was cited in the application narrative, and states the following (applicable language to this request is bolded):

When an entire interior or exterior feature is missing, such as a porch, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historic appearance. If the feature is not critical to the survival of the building, allowing the building to remain without the feature is one option. **But if the missing feature is important to the historic character of the building, its replacement is always recommended in the Rehabilitation guidelines as the first, or preferred, course of action. If adequate documentary and physical evidence exists, the feature may be accurately reproduced. A second option in a rehabilitation treatment for replacing a missing feature, particularly when the available information about the feature is inadequate to permit an accurate reconstruction, is to *design* a new feature that is compatible with the overall historic character of the building. The new design should always take into account the size, scale, and material of the building itself and should be clearly differentiated from the authentic historic features.** For properties that have changed over time, and where those changes have acquired significance, **reestablishing missing historic features generally should not be undertaken if the missing features did not coexist with the features currently on the building. Juxtaposing historic features that did not exist concurrently will result in a false sense of the building's history.**

The only currently accessible evidence of the missing features of the two easternmost bays on the south façade is the 1927 photo of the building. This photos shows a storefront window system along the entire the south façade that is completely changed. It has been changed to two different storefront and recessed entries in the western bays, which still exist today, and completely removed and replaced in the two easternmost bays with the concrete block wall that also still exists today. Given that this is the only documentary evidence, and that other changes have occurred to the building, the applicant is proposing to follow the second option described in the Secretary of the Interior's Standards for the Treatment of Historic Properties language above. That option is to design a new feature that is compatible with the overall historic character of the building. The reestablishment of the storefront window system that existed in 1927 in only the two bays in question would not be consistent with the language in the Secretary of the Interior's Standards for the Treatment of Historic Properties, as those missing historic features likely did not coexist with the features that exist on the remainder of the building. Juxtaposing the 1927 storefront would result in a false sense of the building's history.

In terms of the actual building materials, all of the proposed materials are compatible with the overall historic character of the building. The stucco bulkheads and soffits are consistent with the remainder of the building. The applicant has proposed aluminum framed windows in the new storefronts to be consistent with the storefront window systems that currently exist on the other storefront bays on the south and west facades of the building. There is no evidence that the existing aluminum windows were historic materials that existed on the building during its initial period of construction, which is what led to the building being classified as a Secondary Significant Contributing resource in the Downtown Historic District. The dates of construction for buildings classified in the historic district as Secondary Significant Contributing resources was 1913-1937. The statement of historical significance and description of the property, as described in the nomination of the Downtown Historic District, states that most other windows besides the aluminum framed storefront window systems were wood. These include windows that were described as follows: "second floor windows are one over one double-hung wood sash"; "a series of three fixed six-light wood frame windows... located at mezzanine level on the south façade"; "north of the cut away storefront is a bay containing three wood fixed six-light windows";

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and “next bay to the north contains a wood frame plate glass window and door”. However, the statement of historical significance and description of the property does not specifically document the original storefront window system materials. The bays on the ground floor were already altered by the time of the nomination and survey in 1983, as the historic photo of the building from 1927 shows a different ground floor façade.

There was deliberation and discussion in regards to whether wood windows in the new storefront window systems would be more appropriate and compatible with the historic building. Since those bays were already altered, and there is no written description or evidence that the original storefront window systems were wood framed, the aluminum framed windows were allowed to be compatible with the materials on the remainder of the building. The aluminum framed windows were also allowed because the incorporation of wood storefront windows in only the two easternmost bays would introduce a material that did not coexist with feature currently on the building, and would have been juxtaposing potential historic features that may have never existed concurrently with the other existing aluminum storefront windows on the remainder of the south and west facades.

The new design for the two easternmost bays on the south façade is compatible with the overall historic character of the building. The design includes the installation of new storefront window systems with recessed entries, all placed within stucco bulkheads and soffits to match the primary exterior stucco material of the remainder of the historic building. This complete replacement is allowed through the Rehabilitation treatment, as the historic features in these two bays are completely missing. The storefront systems are placed in traditional areas, between the existing stucco pilasters that have historically separated the five bays along the south ground floor façade.

Some of the applicable rehabilitation guidelines for historic buildings, and findings for the guidelines, are provided below:

Recommended Guideline: Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Finding: As described in more detail above, the proposed design is compatible with the size, scale, material, and color of the building.

Recommended Guideline: Designing and installing a new entrance or porch when the historic feature is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only with the historic entrance or porch to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.

Finding: As described in more detail above, the proposed design is compatible with the size, scale, material, and color of the building.

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.

Recommended Guideline: Retaining later, non-original features that have acquired significance over time.

Recommended Guideline: Designing and installing a new storefront when the historic storefront is completely missing or has previously been replaced by one that is incompatible. It may be an accurate restoration based on documentary and physical evidence, but only when the historic storefront to be replaced coexisted with the features currently on the building. Or, it may be a new design that is comparable with the size, scale, material, and color of the historic building.

Finding: The ability to identify and retain historic storefronts in the easternmost two bays is not possible because the original storefronts are completely missing. The existing cement block wall is proposed to be removed, but nothing else exists from the historic storefronts that would be revealed to display any underlying character of the historic storefronts.

As described in more detail above, the proposed design is compatible with the size, scale, material, and color 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;

Finding: **Section 17.65.060(B)(3) is satisfied.**

The proposed alteration is reasonable, as the applicant intends to rehabilitate the existing building thereby providing continuity to the historic character of the surrounding Downtown Historic District. The current condition of the building, after the removal of the historic storefront window and entrance systems and construction of a cement block wall that is inconsistent with the historic character of the building, requires the façade to be reconstructed. The applicant has proposed to design a new storefront window system and recessed entries that are compatible with the historic character of the building, as described in more detail above. This reconstruction and rehabilitation to a design that is compatible with the character of the building will preserve the public interest in the preservation of the overall historic building.

4. The value and significance of the historic resource;

Finding: **Section 17.65.060(B)(4) is satisfied.**

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 Primary Significant Contributing property in the historic district. The overall the intent of the proposed alterations and work are on the rehabilitation of the ground floor south façade with a design that is compatible with the historical character of the building, which will thereby continue to preserve the value and significance of the historic resource.

5. The physical condition of the historic resource;

Finding: **Section 17.65.060(B)(5) is satisfied.**

The existing building is overall in good physical condition. Much of the building form, massing, overall design, and exterior stucco building materials are still in place. There have been many alterations to the building from its original details and design in 1927. Some of these alterations are still in place and are compatible with the historic building, such as the existing angled storefront window systems and window patterns along the west façade and upper story. However, the alterations that have occurred on the two easternmost bays of the south façade, that being the cement block wall, are not consistent with any historic design of the building and are not compatible with the character of the building. The

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proposal is a rehabilitation of the ground floor south façade with a design that is compatible with the historical character of the building and the other design that exists along the south façade of the building, as described in more detail above.

17.65.070 Public Notice.

- A. After the adoption of the initial inventory, all new additions, deletions, or changes to the inventory shall comply with subsection (c) of this section.
- B. Any Historic Landmark Committee review of a Certificate of Approval application for a historic resource or landmark shall comply with subsection (c) of this section.
- C. Prior to the meeting, owners of property located within 300 feet of the historic resource under consideration shall be notified of the time and place of the Historic Landmarks Committee meeting and the purpose of the meeting. If reasonable effort has been made to notify an owner, failure of the owner to receive notice shall not impair the validity of the proceedings.

Finding: **Section 17.65.070(B) and Section 17.65.070(C) are satisfied.**

Notice of the Historic Landmarks Committee’s consideration of the Certificate of Approval application was mailed to property owners located within 300 feet of the historic resource. A copy of the written notice provided to property owners is on file with the Planning Department.

CD:sjs