



City of McMinnville

PLANNING

**City of McMinnville
Planning Department**

231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

Historic Landmarks Committee Hybrid In-Person & ZOOM Online Meeting Thursday, March 27 - 3:00 PM Kent Taylor Civic Hall, 200 NE Second Street

Please note that this meeting will take place at McMinnville Civic Hall and simultaneously be conducted via ZOOM meeting software if you are unable or choose not to attend in person

**Join Zoom Meeting
Meeting ID: 876 3249 3472
Passcode: 456456**

<https://mcminnvilleoregon.zoom.us/j/87632493472?pwd=3JUUqdvkxXwuph2MQaQnmtjUgwJqB.1>

Or join ZOOM Meeting by phone via the following number: 1-253-215-8782

Committee Members	Agenda Items
Mary Beth Branch, Chair	1) Call to Order
Katherine Huit, Vice Chair	2) Citizen Comments
Mark Cooley	3) Discussion Items
Christoper Knapp	<ul style="list-style-type: none"> • HL 2-25: Certificate of Alteration for Approval <ul style="list-style-type: none"> ○ 625 NE Davis Street (Exhibit 1)
Daniel Kiser	4) Committee Member Comments
City Council Liaison: Scott Cunningham	5) Staff Comments
	6) Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City’s website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.

EXHIBIT 1 – STAFF REPORT

DATE: March 27, 2025
TO: Historic Landmark Committee Members
FROM: Matthew Deppe, Associate Planner
SUBJECT: HL 2-25 (Certificate of Approval for Alteration)
625 NE Davis Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Define the unique character through a community process that articulates our core principles

Report in Brief:

This is a quasi-judicial review of a “*Certificate of Approval for Alteration*” land use application for alterations to the existing historic landmark and building located at 625 NE Davis Street (Tax Lot R4421-BB-17600). Alterations to existing historic landmarks that are designated on the Historic Resources Inventory need to be reviewed and receive approval for how their design complies with McMinnville’s historic preservation standards and the Downtown Design Guidelines. Per the McMinnville Municipal Code, the McMinnville Historic Landmarks Committee serves as the decision-making body for the Certificate of Alteration review. The applicants, Sarah and Matt Winter, are requesting the Certificate of Approval for Alteration. The Certificate of Approval for Alteration request is subject to the review process described in Section 17.65.060 and Section 17.59.070 of the McMinnville Municipal Code (MMC). The Historic Landmarks Committee will make a final decision on the application, subject to appeal as described in Section 17.65.080 of the MMC.

Background:

The subject property is located at 625 NE Davis Street. The property is identified as Tax Lot R4421-BB-17600 **See Vicinity Map (Figure 1) below.**

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of HL 3-24

Attachment B: HL 3-24 Application Materials

Exhibit 1. Vicinity Map (Property Lines Approximate)



The applicant is requesting approval of the design to:

- 1) Replace two original, wooden framed, double-hung windows in the kitchen with three, fixed framed, wooden, sink-height windows “mirroring” the style of the attic dormer windows. This change is necessary to modernize the kitchen and ensure residential use of this home for the foreseeable future.
- 2) Relocate the two windows removed in #1 to the north and east side of front porch. Replacing removed windows shown in the 1909 document, the 1909 photo, and the circa 1930 photo. Window details are to match existing original porch window to the left of the front door.
- 3) Remove glass blocks (80’s?) around the back door and replace it with wooden siding matching the existing wooden siding of the home, and add two exterior lights.
- 4) Replace the back door with a wooden 5-panel door suspected of being the original backdoor when the back porch was still open.
- 5) Rehabilitate the porch skirting and porch piers to match the 1909 documents and the 1909 photo.

The applicant provided mockups of their proposal provided below.

Attachments: Decision Document HL 2-25

Attachment: ILS Pages of 2018 Survey

Attachment: Survey Sheet for (B376)

Exhibit 2. Home Elevations with Requested Alterations



NORTH ELEVATION

scale: 1/4" = 1'-0" full size printing
scale: 1/8" = 1'-0" if printed on 11"x17" paper size @ 50%



EAST ELEVATION

scale: 1/4" = 1'-0" full size printing
scale: 1/8" = 1'-0" if printed on 11"x17" paper size @ 50%

Exhibit 3. Lela Mae Baker Miller and Walter Charles Miller House prior to 1909



Exhibit 4. Miller House after streets were paved in 1909



Exhibit 5. Current Pictures of the Home



Discussion:

Decisions and/or recommendations for approval of the land use application is dependent upon whether or not the application meets state regulations, the McMinnville Comprehensive Plan and the McMinnville Municipal Code. The application can either meet these criteria as proposed, or a condition of approval can be provided that either outlines what needs to occur to meet the criteria or when something needs to occur to meet the criteria.

The specific review criteria for a Certificate of Approval for Alteration in Section 17.65.060(B) of the MMC require the Historic Landmarks Committee to base each decision on the following criteria:

17.65.060(B) Exterior Alteration or Remodeling

1. The City's historic policies set forth in the comprehensive plan and the purpose of this ordinance;
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.
 - 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 Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
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;
4. The value and significance of the historic resource; and
5. The physical condition of the historical resource.

Suggested Conditions of Approval

Staff suggests the following conditions of approval.

1. That replacement exterior siding be wood and match the existing siding on the home.
2. That replacement windows are wood exterior and mirror the style of historic windows on the home.
3. Any applicable agency comments related to the future building permit submittal process be satisfied to ensure that they are consistent with the plans submitted for review.

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4. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.
 5. The replacement rear door to be the five-panel wood door supplied by the applicant that is reported to be the original rear door.
 6. ***Possible condition allowing for Director review of minor changes to application.

Committee Options:

- 1) Close the public meeting and **APPROVE** the application, per the decision document provided which includes the findings of fact.
- 2) **CONTINUE** the public meeting to a specific date and time.
- 3) Close the public meeting and **DENY** the application, providing findings of fact for the denial in the motion to deny.

Recommendation:

Staff is recommending approval of alterations #2-5 on the application, subject to the above suggested conditions of approval.

HLC to determine if the economic case rises to the level of allowing an alteration to original elements in good working order when accounting for the plan to re-utilize the original windows on the street facing facade and as part of the entire package of alterations proposed.

MOTION FOR HL 2-25:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVES HL 2-25, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE MCMINNVILLE HISTORIC LANDMARKS COMMITTEE FOR THE APPROVAL OF ALTERATIONS TO A HISTORIC LANDMARK

- DOCKET:** HL 2-25 (Certificate of Approval for Alteration)
- REQUEST:** Approval of alterations to an existing historic landmark and building that is listed on the McMinnville Historic Resources Inventory as a “Significant” historic resource (resource number B376). The proposed alterations are the rehabilitation of two original windows (north and east sides of the front porch) by relocating two double-hung kitchen windows, removal of glass block side lights by rear entrance, replacement of rear door with a compatible door, and the installation of new kitchen windows matching the style of the third floor attic dormer windows.
- LOCATION:** 625 NE Davis Street – Tax Lot: R4421-BB-17600
- ZONING:** O-R (Office - Residential)
- APPLICANT:** Sarah and Matt Winter
- STAFF:** Matthew Deppe, Associate Planner
- DATE DEEMED COMPLETE:** March 19, 2025
- HEARINGS BODY & ACTION:** McMinnville Historic Landmarks Committee
- HEARING DATE & LOCATION:** March 27, 2025, Kent Taylor Civic Hall - 200 NE 2nd St.
- PROCEDURE:** An application for a Certificate of Approval for Alteration is processed in accordance with the procedures in Section 17.65.060 of the McMinnville Municipal Code.
- CRITERIA:** The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B) of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. “Proposals” specified in Volume II are not mandated but are to be undertaken in relation to all applicable land use requests.
- APPEAL:** As specified in Section 17.65.080 of the McMinnville Municipal Code, the Historic Landmarks Committee’s decision may be appealed to the Planning Commission

I. APPLICATION SUMMARY:

The applicant has provided information in their application regarding the history of the subject site and the request under consideration. Staff has found the information provided to accurately reflect the current land use requests and the relevant background, and excerpted portions are provided below to give context to the request, in addition to staff's comments.

Subject Property & Request

The subject property is located at 625 NE Davis Street. The property identified as Tax Lot Tax Lot: R4421-BB-17600.

Figure 1. Vicinity Map



The existing building on the subject property is listed on the Historic Resources Inventory as a “Significant” resource (resource number B376).

The applicant provided an overview of their proposal and project in the application narrative, which is as follows:

Design narrative and proposed modifications

- 1) Replace two original, wooden framed, double-hung windows in the kitchen with three, fixed framed, wooden, sink-height windows “mirroring” the style of the attic dormer windows. This change is necessary to modernize the kitchen.
- 2) Relocate the two windows removed in #1 to the north and east side of front porch. Replacing windows shown in the 1909 document, the 1909 photo, and the circa 1930 photo. Window details to match existing original porch window to the left of the front door.
- 3) Remove glass blocks (80’s?) around the back door and replace it with wooden siding matching the existing wooden siding of the home.
- 4) Replace the back door with a 5-panel door suspected of being the original backdoor when the porch was still open.
- 5) Rehabilitate the porch skirting and porch piers to match the 1909 documents and the 1909 photo.

Background

Summary of Criteria & Issues

The application (HL 2-25) is subject to Certificate of Approval for Alteration review criteria in Section 17.65.060(B) of the Zoning Ordinance. The goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The specific review criteria for Certificate of Approval for Alteration requests, in Section 17.65.060(B) of the McMinnville Zoning Ordinance, require the Historic Landmarks Committee to base each decision on the following criteria:

1. The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;
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.
 - 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 Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
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;
 4. The value and significance of the historic resource; and
 5. The physical condition of the historical resource.

The applicant has provided findings to support the request for a Certificate of Approval for Alteration. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That replacement exterior siding be wood and match the existing siding on the home.
2. That replacement windows are wood exterior and mirror the style of historic windows on the home.
3. Any applicable agency comments related to the future building permit submittal process be satisfied to ensure that they are consistent with the plans submitted for review.
4. Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.
5. The replacement rear door to be the five-panel wood door supplied by the applicant that is reported to be the original rear door.

III. ATTACHMENTS:

1. HL 2-25 Application and Attachments (on file with the Planning Department)

IV. COMMENTS:

Agency Comments

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

- No comments as of 3/18/2025

Public Comments

Notice of this request was mailed to property owners located within 300 feet of the subject site. As of the date of this report drafting March 18, 2025, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Sarah and Matt Winter submitted the Certificate of Alteration application (HL 2-25) on March 3, 2025.
2. Based on that date, the 120 day land use decision time limit expires on July 1, 2025.
3. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire District, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies will be addressed in the Decision Document.

4. Notice of the application and the March 27, 2025, Historic Landmarks Committee public meeting was mailed to property owners within 300 feet of the subject property in accordance with Section 17.65.070(C) of the Zoning Ordinance on March 13, 2025.
5. No public testimony was submitted to the Planning Department prior to the Historic Landmarks Committee public hearing.
6. On March 27, 2025, the Historic Landmarks Committee held a duly noticed public hearing to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 625 NE Davis Street; Tax Lot: R4421-BB-17600
2. **Size:** 9,640 sf (lot).
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** O-R (Office-Residential)
5. **Overlay Zones/Special Districts:** N/A.
6. **Current Use:** Residential
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Historic Resources Inventory – Resource Number B376.
 - b. **Other:** None
8. **Other Features:** N/A
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.

10. **Transportation:** The site is adjacent to NE Davis Street and NE 7th Street, this block of Davis Street and of NE 7th Street are both identified as a local street in the McMinnville Transportation System Plan. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for local streets as 50 feet. City right of way is 60 feet wide on both of these blocks.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Certificate of Approval for Alteration are specified in Section 17.65.060(B), 17.59.040, 17.59.070 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of most goals, policies, and proposals as they apply to this application are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply to this application.

The following additional findings are made relating to specific Goals and Policies:

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

APPLICANT'S RESPONSE: None

FINDING: SATISFIED. The applicant is proposing changes to the exterior of the structure that are either to restore historic details to the house or that the applicant believes are compatible and necessary to continue a residential use of this home.

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

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

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.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED. The process for a Certificate of Approval for Alteration provides an opportunity for citizen involvement throughout the process through the public notice and the public meeting process. Throughout the process, there are opportunities for the public to review and obtain copies of the application materials and the completed staff report prior to the advertised public meeting(s). All members of the public have access to provide testimony and ask questions during the public review and hearing process.

McMinnville Zoning Ordinance

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

Chapter 17.03. General Provisions

17.03.020 Purpose. The purpose of this ordinance is to encourage appropriate and orderly physical development in the City through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, and adequate community facilities; to provide assurance of opportunities for effective utilization of the land resource; and to promote in other ways public health, safety, convenience, and general welfare.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The purpose of the Zoning Ordinance is met by the proposal as described in the Conclusionary Findings contained in this Decision Document.

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.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The applicant filed an application and request for approval of proposed alterations to the resource that is designated as a Significant resource on the Historic Resources Inventory. The application was reviewed by the Historic Landmarks Committee within 30 days of the application being deemed complete.

17.65.060 Exterior Alteration or Remodeling. [...]

B. The Historic Landmarks Committee shall base its decision on the following criteria:

17.65.060(B)(1). *The City’s historic policies set forth in the comprehensive plan and the purpose of this ordinance;*

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The findings for the applicable Comprehensive Plan policies are provided above.

17.65.060(B)(2)(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.*

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The building will continue in its historic use as a residence. The applicant also argues that the change to some of the windows is necessary to modernize the kitchen ensuring the resources continued use a a residence for the foreseeable future.

17.65.060(B)(2)(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.*

APPLICANT’S RESPONSE: None

FINDING: SATISFIED. Alterations #2-5 are seeking to restore historic features and spatial relationships that characterize the original property.

NOT SATISFIED. Alteration #1, is seeking to replace two original, street facing, wood windows on the north side with three new counter-height wood windows. While the replacement windows are to mirror the style of the attic windows on the east side of the home, and while it is proposing re-utilizing the original windows to replace windows removed in the past, this alteration is not retaining historic characteristics in place. This alteration proposes replacing intact historic materials and altering special relationships on the street facing facade.
*See below for more details regarding the need to replace the two original windows.

17.65.060(B)(2)(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: SATISFIED. Applicant is proposing to preserve all the existing historic materials and new materials are compatible with the existing materials and designs.

17.65.060(B)(2)(d). *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

FINDING: SATISFIED. Applicant is seeking to remove incompatible changes in the 40s and the 80s.

17.65.060(B)(2)(e). *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

FINDING: SATISFIED. Original windows in a structure, especially street facing, are generally considered to characterize a historic property and should be preserved when possible. This application is unique in that while it proposing the replacement of two original windows those windows will be preserved and reused on the street-facing facade. The applicant is seeking to relocate two original windows to locations that once held identical windows, is seeking to replace a rear door with a door reported to have been the original door, and restore other features of the home found in records from 1908.

17.65.060(B)(2)(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.*

Applicant's Response: None

FINDING: NOT SATISFIED. The applicant is proposing the relocation of original historic features. While the proposed replacement kitchen windows will mirror other windows in the home, minimizing the impact of the alterations and allowing for the modernization of the kitchen space on the main floor, this alteration is proposed for original materials in working order.

17.65.060(B)(2)(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: NOT APPLICABLE. No chemical treatments are proposed.

17.65.060(B)(2)(h). *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

FINDING: SATISFIED WITH CONDITION OF APPROVAL NO. 4: Archeological resources discovered must be reported to the Planning Department and Historic Landmarks Committee along with a plan for their preservation, either in situ or donated to a proper archaeological/historical facility.

17.65.060(B)(2)(i). *The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.*

APPLICANT'S RESPONSE:

FINDING: NOT SATISFIED FOR ALTERATION #1. The Secretary of the Interior's Standards for the Treatment of Historic Properties 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."

SATISFIED FOR ALTERATIONS #2-5

17.65.060(B)(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;*

APPLICANT’S RESPONSE: #1 Alteration - There are only two sink-height windows on the first floor of the house. Based on the size of these windows and the location of the rear chimney, we believe the original kitchen was on the south side of the house, and what is now the kitchen (on the north side) was a butler’s pantry and formal dining room.

The original floor plan was significantly modified when the house was divided into 4 apartments in the 1940s by George Beeler, and then back to 3 apartments in the early 1950s. We know that the north side has been used as kitchen since the 1950s, because Mary Jane and Bill Beeler grew up there in the 50s and 60s, and they have generously shared family history and stories about the house.

The current layout of the kitchen, which includes 1940s alterations (closing in the kitchen porch and adding a bedroom/ bathroom on the rear of the house, necessitating additional doorways in the kitchen) does not accommodate a kitchen design with a good flow and workability.

We would like to put the new kitchen sink on the north wall of the kitchen, with the proposed bank of three sink-height windows (rather than full-length windows).

This layout will restore livability and functionality that was lost in the 40s and 50s when the original floor plan was destroyed, and will help us to install a more period- appropriate kitchen.

FINDING: HLC to DETERMINE ECONOMIC USE. #1 Applicant is arguing that the alteration will allow for the modernization of the kitchen ensuring an ongoing residential use of the structure for the foreseeable future.

#2-5 The applicant is proposing to restore historic features and details to the home based on 1908 documentation of the home.

17.65.060(B)(4). *The value and significance of the historic resource; and*

APPLICANT’S RESPONSE: None

FINDING: SATISFIED. The restoration of historic features of the home that have been removed in the past will add to the value and significance of this historic resource.

17.65.060(B)(5). *The physical condition of the historical resource.*

APPLICANT’S RESPONSE: See above.

FINDING: SATISFIED While some historic features are proposed for relocation no historic features will be destroyed as part of this project.

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 Landmarks 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

APPLICANT’S RESPONSE: None.

FINDING: 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.

17.72.020 Application Submittal Requirements.

Applications shall be filed on forms provided by the Planning Department and shall be accompanied by the following;

- A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)*
- B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.*
- C. Property description and assessor map parcel numbers(s).*
- D. A legal description of the property when necessary.*
- E. Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.*
- F. Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.*
- G. Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.*

APPLICANT’S RESPONSE: This submittal includes the required materials.

FINDING: SATISFIED.



Planning Department
 231 NE Fifth Street ◦ McMinnville, OR 97128
 (503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:	
File No.	<u>HL 2-25</u>
Date Received	<u>3/3/25</u>
Fee	<u>\$1,881.00</u>
Receipt No.	<u>211104</u>
Received by	<u>AW</u>

569-25-000049-PLNG

Certificate of Approval (Alteration)

Applicant Information

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

Applicant Name Sarah & Matt Winter Phone 206.755.3081

Contact Name _____ Phone 206.643.4182
(If different than above)

Address 625 NE Davis St. Apt 1

City, State, Zip McMinnville OR 97128

Contact Email Sarahc.winter@icloud.com

Property Owner Information

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

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

Site Location and Description

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

Property Address 625 NE Davis St McMinnville 97128

Assessor Map No. R4 421 - BB - 17600 Total Site Area 9640 sq ft.

Subdivision Willis Addition Block 5 Lot 1

Comprehensive Plan Designation Office-Residential Zoning Designation O-R

1. What is the classification of the historic building? B

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

Contact Name _____ Phone _____

Address _____

City, State, Zip _____

Contact Email _____

3. Contractor Name M&H Construction

Contact Name Mayra Horta 503.857.5224

Address 1524 SE Essex St.

City, State, Zip McMinnville OR 97128

Contact Email mjuanjoc@mhoregn.com

Chosen Wood Window
Maintenance, Inc
Phone _____
Phone Rob Cullison
503.266.3830
residential@
chosenwmm.com
18574 OR-99E,
Oregon City, OR 97045

4. The existing use of the property. owner occupied

5. The intended use of the property. owner occupied

6. Attach a written narrative that describes:

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

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

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

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

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

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

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

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

[Handwritten Signature]

Applicant's Signature

3/3/25

Date

[Handwritten Signature]

Property Owner's Signature

3/3/25

Date

Historic Landmark Alteration Application

625 NE Davis St, McMinnville, OR 97128

Sarah and Matt Winter

206.755.3081

sarahcwinter@icloud.com

The house at 625 NE Davis St (formerly 231 N D St) was built in 1905 by Walter Charles Miller and Lela(h) Mae Baker Miller as a single-family home. In the 1940's, father and son Joseph and George Beeler subdivided the house into 4 apartments (2 up and 2 down). Per Mary Jane and Bill Beeler, who grew up in the house in the 50's and 60's, when their parents Al and Helen Moore Beeler bought the house, the two first floor apartments were combined into one.

The house was a rental since the 1940's, about 80 years. It was last owner-occupied in 1968 and shows a considerable amount of wear and tear, neglect, and period-inappropriate "fixes."

The house is currently owner-occupied as of June 2023. Our intention is to restore as much of the 1905 house as possible while retaining the three apartments that were added in the 1940's/ 1950's. We intend to continue to live in the house and do not intend to rent out the upstairs units at this time. We are taking on the full cost of the renovations/ restoration, without any financial offset from using the house as an investment property.

The house was identified in the 2018 McMinnville Intensive Level Survey as an excellent early example of the Foursquare type and a potential anchor for a residential historic district. A primary goal, therefore, is to rehabilitate the exterior of the house as much as possible, specifically the porch skirting and piers; north and east porch windows; and the kitchen door on the north side. These structural changes need to be completed prior to scraping and painting to preserve the original wood siding (the exterior paint is in poor condition). Following is a plan to complete structural changes that will bring the exterior aesthetic closer to its 1905 origins:

1. Restore Porch Skirting and Porch Piers

- a. Original State: see Photos 1, 2, 3 - Brick porch piers are exposed and parged (like the 2 original chimneys). Wooden skirting on the bias is framed between the piers.
- b. Current State: see Photo 4 - plywood has been added under the porch, covering the piers.
- c. Proposed: restore wood skirting on the bias, framed between restored parged brick piers.

2. Restore East Side Porch Window

- a. Original State: See Photos 1, 2 and Document 1 - One double-hung window on the east side of the porch.
- b. Current State: See Photo 5 - windows were added on the second story, northeast corner of the house, probably by Joseph and George Beeler in the 1940's. See Photos 5 and 6 - In the 1950's, per Mary Jane and Bill Beeler, their mother Helen Moore Beeler installed a large picture window with 12 panes.
- c. Proposed: Remove 1950's picture window. Reassign one double-hung original window from the north side (kitchen) to the east side of the porch. Add scallop

detail under the window as seen on the window to the left of the front door in Photos 5, 6, and 9.

3. Restore North Side Porch Window

- a. Original State: See Photo 3 - one double-hung window on the north side of the porch.
- b. Current State: See Photo 4 - original double-hung window has been removed.
- c. Proposed: Reassign one double-hung original window from the north side (kitchen) to the north side of the porch. Add scallop detail under the window as seen on the window to the left of the front door in Photos 5, 6, and 9.

4. Alter North Side Kitchen Windows

- a. Original State: see Photo 3 - two double-hung kitchen windows on the north side of the house, with an inset kitchen porch.
- b. Current State: see Photo 7 - two original double-hung kitchen windows remain on the north side of the house.
- c. Proposed: Reassign the original double-hung kitchen windows to the east and north sides of the porch, respectively.
Within the current framing of the double-hung kitchen windows, add a bank of three wooden windows that mimic the original attic dormer windows (see Photos 5 and 8).

5. Alter North Side Exterior Door and Sidelights

- a. Original State: see Photos 1 and 3 - inset kitchen porch.
- b. Current State: see Photo 7 - Kitchen porch was walled in, probably in the 1940's/1950's when an addition was put on the back of the house. At some time a 1980's style door and glass side lights were added.
- c. Proposed: Remove glass side lights and restore original wood siding. Replace 1980's door with a period-appropriate wood door, such as a 5-panel door or a door like the house's original front door with beveled glass (See Photo 9).



BRANCH GEARY INC.
 PR: 971.241.3259
 BRANCHGEARY@GMAIL.COM
 WEB: BRANCHGEARY.COM
 CC#: 201581

PROJECT NAME: WINTER REMODEL
 PROJECT LOCATION: 625 NE DAVIS ST. MCMINNVILLE, OR 97128
 CLIENT: SARAH & MATT WINTER
 TAX LOT NUMBER: R44218817600

WINTER REMODEL
 ELEVATIONS

DATE: 12.06.24
 PRELIMINARY
 PRICING SET V1.0
 DESIGN V5.0
A3.0

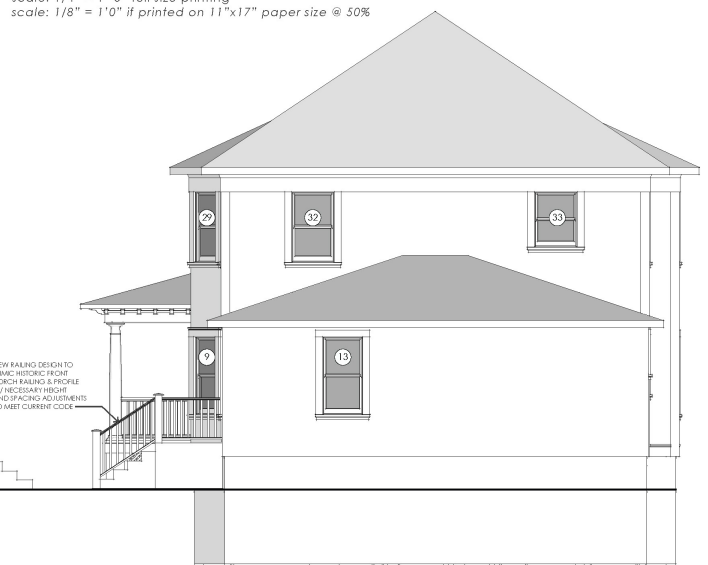


NORTH ELEVATION

scale: 1/4" = 1'-0" full size printing
 scale: 1/8" = 1'0" if printed on 11"x17" paper size @ 50%

EAST ELEVATION

scale: 1/4" = 1'-0" full size printing
 scale: 1/8" = 1'0" if printed on 11"x17" paper size @ 50%



SOUTH ELEVATION

scale: 1/4" = 1'-0" full size printing
 scale: 1/8" = 1'0" if printed on 11"x17" paper size @ 50%

WEST ELEVATION

scale: 1/4" = 1'-0" full size printing
 scale: 1/8" = 1'0" if printed on 11"x17" paper size @ 50%

PHOTO 1: Lela Mae Baker Miller and Walter Charles Miller House prior to 1909



DOCUMENT 1: The Sunday Oregonian, October 31, 1909. The Miller house is in the top row, second from the left.

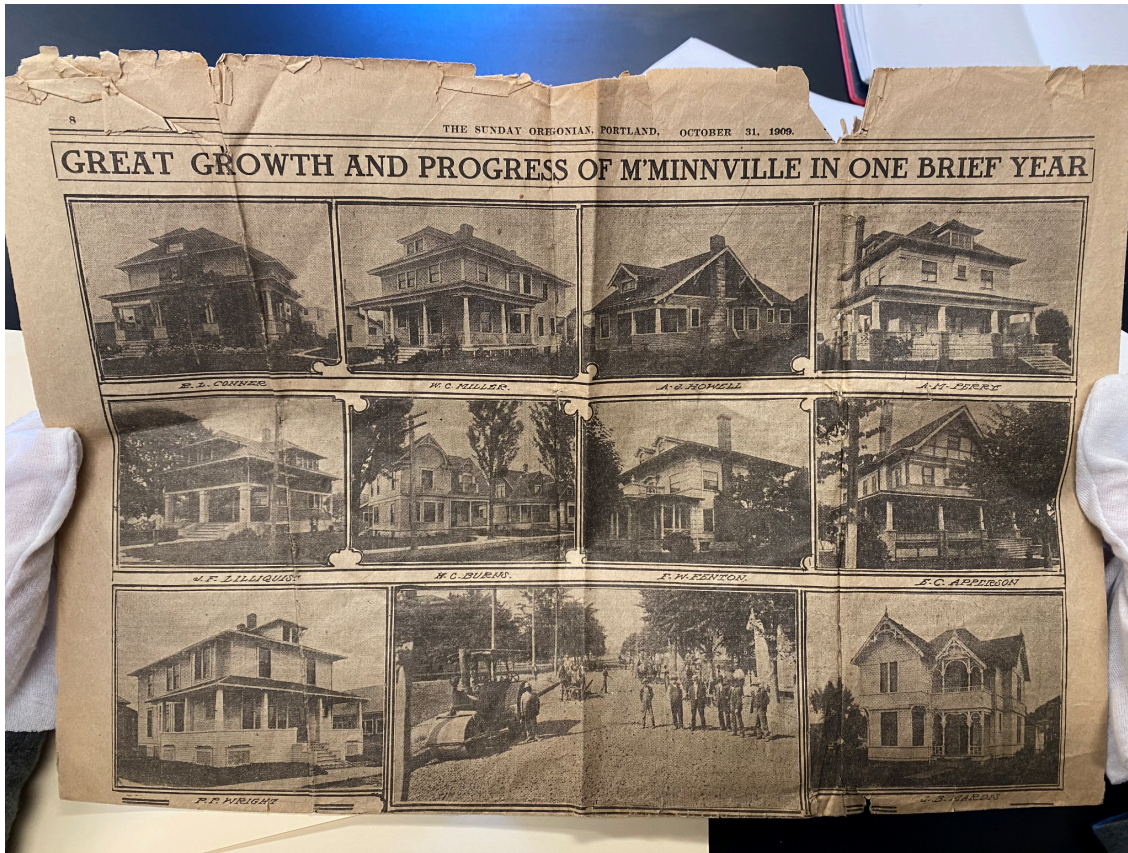


PHOTO 2: Miller House, after streets were paved in 1909



PHOTO 3:

PHOTO 3: North side of Miller House in some disrepair, possibly 1930s before acquired by the Homeowners Loan Corporation



PHOTO 4: Plywood placed over porch piers and no visible skirting, 2024



PHOTO 5: Second window added on the 2nd story, northeast corner of the house, probably by George Beeler in the 1940s when the house was subdivided into apartments. 1950's picture window has replaced original, single double-hung window.



PHOTO 6: Picture window, installed 1950s



PHOTO 7: North side of Miller House, 2024, with 1980's door and glass side lights



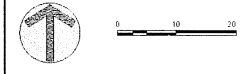
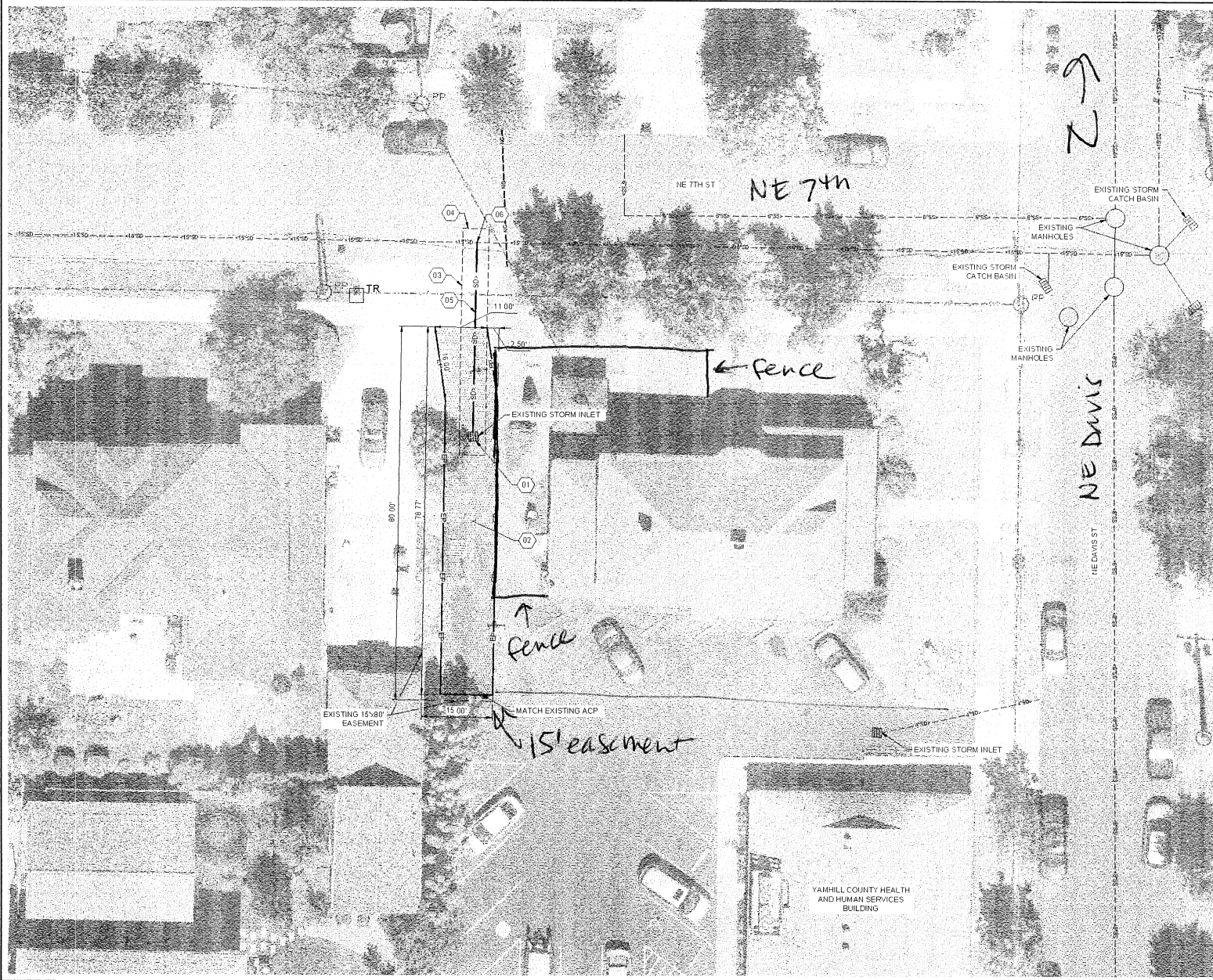
PHOTO 8: Original attic dormer windows, from the interior



PHOTO 9: Original front door with beveled glass



J:\222100 YAMHILL COUNTY STORM IMPROVEMENTS\DCI_DESIGN\DCI_DESIGN\PLANS\10-101 SITE IMPROVEMENTS_RECOVER.DWG LAST SAVED: 11/09/2022 1:24 PM PRINTED: 12/01/2022 2:35 PM



GENERAL SHEET NOTES

1. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. CONTRACTOR TO VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY PLANS FOR MORE INFORMATION.
2. FURNISH MATERIALS WHERE "INSTALL", "PLACE" OR "CONSTRUCT" IS REQUIRED UNLESS NOTED OTHERWISE.
3. AREAS DISTURBED BY CONSTRUCTION WHERE SURFACE REPAIR IS NOT INDICATED SHALL BE RESTORED TO CONDITIONS FOUND PRIOR TO CONSTRUCTION. THIS COST SHALL BE INCIDENTAL TO THE CONTRACT.
4. TRAFFIC CONTROL PLAN TO BE PROVIDED TO COUNTY AND CITY FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION CAN BEGIN.
5. A POW PERMIT MUST BE ACQUIRED FROM THE CITY BEFORE WORK CAN BEGIN.
6. PAVEMENT MUST BE SAWCUT FOR REMOVAL.

SHEET KEYNOTES

01. RETAIN AND PROTECT COPE INTO INLET AND INSTALL 8" D3034 PIPE TO DRAIN, 0.4% MIN SLOPE, RE M232
02. REPAVE AND RESTORE ASPHALT ACCESS EASEMENT. ACTUAL EASEMENT BOUNDARY IS STAKED IN THE FIELD. PAVING LIMITS TO BE 11'-08" 77" HOLDING TIGHT TO THE EASTERN EDGE OF THE EASEMENT, RE C302.
03. REMOVE AND REPLACE SIDEWALK AND RESIDENTIAL DRIVEWAY PANEL TO TRENCH AND INSTALL PROPOSED PIPE, RE CITY OF McMINNVILLE DETAIL 3 & 8
04. EXCAVATE TO CONNECT NEW PIPE TO EXISTING STORM SEWER PIPE (MINIMIZE AREA OF IMPACT), RE CITY OF McMINNVILLE DETAIL 24 OR 25
05. 8" D3034 PIPE, RE CITY OF McMINNVILLE DETAIL 9
06. CONNECT TO EXISTING STORM SEWER PIPE (APPROX 142 28 IE), RE CITY OF McMINNVILLE DETAIL 24 OR 25

*Sam & Matt
Winter
625 NE Davis
St.*



DATE	DATE

Yamhill County,
Oregon



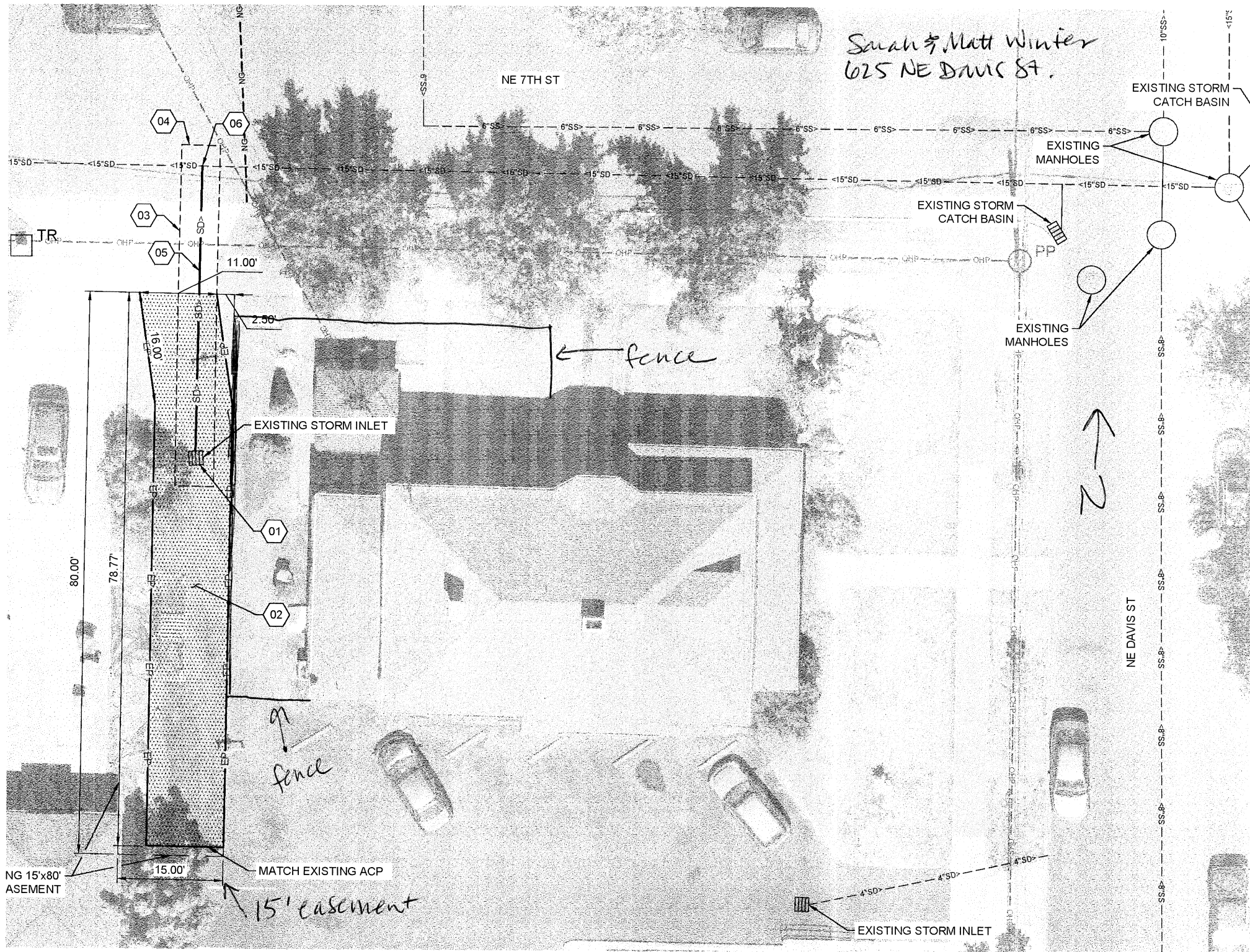
YAMHILL COUNTY HHS STORM
IMPROVEMENTS
SITE IMPROVEMENTS

DRAWN (CM)	CHELO	YOS
VERIFY (SCALE)	Scales based on 22" x 34" prints	
PROJECT NO.	222100	
SHEET NO.	3	

C-101

FILED PER: C:\PROJECTS\222100\222100-3\222100-3-3.DWG

Sarah & Matt Winter
625 NE DAVIS ST.



NE 7TH ST

EXISTING STORM CATCH BASIN

EXISTING MANHOLES

EXISTING STORM CATCH BASIN

EXISTING MANHOLES

EXISTING STORM INLET

2

NE DAVIS ST

NG 15'x80' ASEMENT

MATCH EXISTING ACP

EXISTING STORM INLET

15' easement

fence

fence

Historic Resources Survey
City of McMinnville
Yamhill County, Oregon



Site No. 5.10 Aerial Map J-10
 Block 5 Lot 1 & 2
 Addition Willis
 Tax Lot 4421 BB 17600
 Address 625 N. Davis
 Common Name _____
 Historic Name _____
 Present Owner 345 E. 6th Mac
Dr. Chester Gibson
 Present Use converted in 40's to 2 apts.
up & down
 Original Use Private Home
 Builder or Architect Miller
 Outbuildings None
 Date of Construction 1905

-Condition Assessment on Reverse Side-

B376 @-3

Statement of historical significance and description of property:

Structure is rectangular in shape with two full stories & one story extension in rear. Am doubtful structure has ever been moved (faces East and sets squarely on corner lot) however there is evidence of an old concrete double track driveway leading to side of home from 7th St. Assessor office records indicate home was built in 1905.

Styling of this structure is basically a rectangular "square box" with hip roof, simple round Tuscan columns on a full front porch. Roof has bracketing all around.

Home is of wood frame construction with plain bevel siding, vertical corner boards & an asphalt roof over full concrete foundation with a basement.

A front, facing, hip roof dorner has two interesting windows with a diamond design in center, formed with narrow wood strips & strips radiating from diamond sides to each corner of window. Dormer is enhanced with fish scale shingles.

Front facade is asymmetrical with small leaded Queen Anne window (probably over inner stairway) at one side of front door & large window with twelve lights on other side. Doubt if large window is original.

Home has protruding bays on each side--and irregular fenestration rectangular bay on South & angle, with regular fenestration on North.

North side door may be replacement along with newer side light added also. The house was built by a Miller who also did sidewalks. His grandson, Dr. Malcomb Marquis lives in Portland.

John Tallarino
25400 Harmony Rd,
Sheridan, OR
97378

Condition of structure:

 A Excellent

 B Good

 X 1. Slight damage to porch steps.

 X 2. Small cracks in walls, chimneys. Both chimneys are brick-faced with concrete- both need repair.

 3. Broken gutters or downspouts.

 X 4. In need of paint. in some areas

 C Fair

 1. Holes in walls.

 2. Open cracks.

 3. Missing material in small area.

 4. Rotten sills or frames.

 5. Deep wear on stairs.

 6. Poor or no foundation.

 D Poor

 1. Sagging walls or roof.

 2. Holes, open cracks, missing material over large areas.

 3. Unrepaired storm or fire damage.

Recorded by Jan M. Bennette Date May 5, 1980

Sources Consulted: Helen Fore
Fairy Gibson

625 NE DAVIS STREET (B376)

Significance

The Miller House was constructed in 1905 at the southwest corner of D and Maple (now NE Davis and NE Seventh Streets). The property's original address was 231 North D Street; when the streets were renamed and houses renumbered, the property's address became 631 (now 625) NE Davis Street.

The house maintains integrity of location, design, setting, feeling, association. The integrity of materials and workmanship remains evident through siding, porch, original windows, window casings, and the chimneys. The house is a well-constructed example of the American Foursquare form. The property's substantial massing and design render this house an important visual feature within the neighborhood.

Walter Charles Miller (1871–1956) was born in Salem, Oregon, to Alexander James Miller (1829–1915) and Emily D (Bixby) Miller (1838–1889).¹ Walter married Lela Mae Baker on November 23, 1898, in McMinnville. Lela was born in 1876 in McMinnville. They had a daughter, Thelma (1903–1974), in 1903 and a son, Verl (1904–1995) in 1904.

They had the house now known as 625 NE Davis Street constructed in 1905. By 1910, the Millers owned the house outright and in 1930 it was valued at \$10,000. By 1910, Walter was a self-employed hops dealer. He identified his occupation as a farmer in the 1920 census. An advertising pamphlet indicates Walter owned and operated a goose farm for a period of time, selling feathers, goose livers, goose eggs, dressed geese, and fertilizer.²

Sometime between 1935 and 1940, Walter and Lela ceased to live together. In the 1940 census,



Front, east facade.



Side, north and rear west facades.

1. Family Tree, Miller, L. Verl/Walter Alexander Genealogy Research File, Yamhill County Historical Society, n.d.

2. W. C. Miller, Proprietor, "Miller's Goose Farm," Miller, L. Verl/Walter Alexander Genealogy Research File, Yamhill County Historical Society, n.d.

Walter is listed as living in Galice, Oregon, in Josephine County. Lela still lived in McMinnville, although she had moved down the block to rent at 605 NE Davis Street. Homeowners' Loan Corporation took ownership of the property in 1939 and then sold the property to Albert and Helen Beeler in 1940. Albert transferred sole ownership of the property to Helen Beeler in 1967. Eventually ownership passed to Fairy and Chester Gibson. The Gibsons sold the property in 1998 to John Kent Tallerino. The Tallerinos sold the property in 2003 to the current owners (as of February 2018), Jeffrey and Michelle Brantner.

Physical

The following description is based on data obtained from the public-right-of-way. No onsite or interior access was possible.

The Miller House is a 2.5-story, frame, American Foursquare form residence with a four-square plan, hip roof with hip roof dormers, and full facade front porch that partially extends along a side facade. The walls are clad in clapboard siding. The roof features enclosed soffits and is clad in asphalt composition shingles. The foundation consists of parged masonry and concrete. Bricks were used to construct the interior chimneys. Wood sash windows provide day lighting. The house fronts east onto NE Davis Street with an open lawn, which slopes slightly towards the street, around the house. Landscaping and associated shrubs and plantings reflect contemporary preferences. A hip roof gazebo is set off the north side of the house. The property is in good condition with multiple alterations since its construction.

The foundation consists of a parged masonry foundation below the main building with a board formed foundation under the rear addition.

Exterior walls are frame and clad with V-groove, shiplap siding. All wood elements are painted. The siding boards have a center groove cut in them to mimic the profile of narrower boards. Outer corners at the north bay are mitered. Outer building corners feature corner boards. A water table extends along the top of the foundation but does not extend to the north and west sides of the hip portion. A fascia extends along the top of the wall below the soffit and serves as the window header at the second story. Dormers feature fish scale shingles with a narrow fascia and decorative moldings at the roof juncture.

The main and rear hip roofs and dormer roofs are clad with asphalt composition shingles. The main roof features a slight flare (less steep slope) along the lower edge of the main roof and dormers. Tongue-and-groove V-groove boards with mitered corners enclose the soffits. A decorative molding extends along the outer edge of the dormer roofs below the shingles. Metal gutters wrap around the perimeter of the roof and connect to metal downspouts. The hip front porch roof features asphalt composition shingles. Exposed rafter ends project as brackets along the underside of the soffit, functioning visually with the ends of the rafters tucked behind the gutter.

Two chimneys service the building, both are interior chimneys, built from brick and have a cementitious parge coating with decorative corbeling at the caps. The main chimney is located towards the central-front portion of the house. The secondary chimney is located towards the

rear of the main building.

Windows are wood, 1:1 sash. Stile extensions on the upper sash, extending beyond the meeting rail, strengthen this joint. The main house windows feature casings, sill, and apron with decorative molding below the projecting sill. First story windows also feature a prominent crown molding above the header. Mullions separate windows in groupings. The bay projection on the north side features three windows at each level. Basement windows consist of awning type, six-lite wood sash units. Dormer windows consist of paired casement sash having multiple diamond panes set in wood muntins. The main window on the front facade is a large 12-lite fixed sash with no crown molding. A fixed-sash, single-lite window adjacent to the front doorway features a unique, decorative scallop pattern on its apron. Windows at the rear addition do not have a crown molding at the first story or a decorative molding under the sill.

Entrances consist of a front (east), rear (west), and side (north) entrance. The front entrance features a wood door with large center lite and lower wood rail. Casings and a prominent crown surround the doorway. The front porch leading to this entrance consists of columns supporting the outer porch roof beam. These columns have a decorative rounded lower molding. The railing between the columns has a top and bottom rail with square balusters. Concrete steps with a metal railing lead up to the porch. Plywood extends as skirting along the edge of the porch. Concrete stairs also lead up to the north side entrance, which is a wood panel door flanked by glass block side lites. Wood casings surround the doorway.

Outbuildings consist of a wood frame gazebo with a corrugated metal roof and adjacent raised planter.

Looking at the entirety of the site, there is a lawn along the east and north sides. An asphalt parking area abuts the south side of the house. A concrete curb cut off of NE Sixth Street provides access to a gravel driveway along the west side of the house. The driveway connects to the south parking area. Sidewalks extend along NE Sixth and NE Davis streets, with additional sidewalks extending to both the north and east entrances. An asphalt walkway extends off the southeast corner of the parking area to the house. A pair of narrow concrete lanes extend off NE Sixth Street to the side of the house. A prominent elm is located off the northeast corner of the house and is a significant site feature based on its age. A deciduous tree abuts the south facade of the house and another off the southeast corner of the lot. Street trees consist of deciduous trees along both NE Sixth and NE Davis streets.

Alterations occurred over the course of the building's use and are listed below in chronological order.

- 1913 to 1928, a garage was built south of the house and then removed after 1948.
- The rear hip roof portion appears to be a potential addition; however, it does not show up as such on Sanborn maps. It continues the same siding and design features but lacks the water table and crown molding at windows. Sanborn maps also show a small original stoop off the southwest corner, but there's no evidence of this on current building.
- 1928 to 1940s, front windows replaced with the fixed 12 lite unit.
- 1940s to 1960s, north entry addition/alterations, including the door and the added glass

block side lites.

- 1990s to 2000s, parking area added along the south of the building and the gazebo constructed.

Condition issues noted for the house include the following:

- Siding paint deterioration.