



POLK COUNTY

POLK COUNTY COURTHOUSE * DALLAS, OREGON 97338
(503) 623-9237

COMMUNITY DEVELOPMENT

AUSTIN M'GUIGAN
Director

NOTICE OF PLANNING COMMISSION DECISION

The applicant is proposing exterior alterations to a historic structure, the Phillips House, which is included on the Polk County Historic Resource Inventory, the statewide inventory, and the National Historic Register. The applicant is requesting to alter the existing front porch, wood siding, wood windows, roof, and foundation of the Phillips House. In addition, the applicant is proposing to remove the existing single-story rear addition and replace it with a larger single-story rear addition. The subject property is located in the Exclusive Farm Use (EFU) Zoning District and contains approximately 2.3 acres.

OWNER: David Knieling Trust and Rebecca Knieling Trust
APPLICANT: Haley Knieling-Norwood
FILE NUMBER: LUD 22-79
SUBJECT PROPERTY: 6565 Spring Valley Road NW, Salem, Oregon 97304 (T6S, R4W, Section 25, Tax Lot 200)
REVIEW AND DECISION CRITERIA: Polk County Zoning Ordinance (PCZO) Section 183.050(A) and (B).
STAFF CONTACT: Eric Knudson; Phone: (503) 623-9237;
Email: knudson.eric@co.polk.or.us

DECISION

The Polk County Planning Commission, acting in the capacity of the Landmarks Commission, **approved** the application, subject to the conditions listed below, for exterior alterations to the Phillips House, a building listed in the Polk County Comprehensive Plan Inventory of Historic Sites, at a June 6, 2023 public hearing. A complete copy of the Record of the Planning Commission decision is available at the Polk County Community Development Department, Planning Division.

Conditions of Approval:

1. This approval is specific to what was proposed and evaluated in this application. Construction shall be implemented consistent with the revised drawings submitted by the applicant with Building Permit No. 687-20-001429-STR on May 4, 2023, unless otherwise specified in the staff report.
2. The new Cedar Lap Siding shall be beveled and shall have a cohesive reveal of six (6) inches on all elevations.
3. The new foundation shall not affect the overall height of the Phillips House.
4. Any replica components shall be made of the same material as the original and shall also maintain the same dimensions and details as originally found on the Phillips House.
5. The applicant shall maintain ground landscaping to obscure the appearance of a new modern foundation.

EFFECTIVE DATE: June 20, 2023 at 5:00 p.m.



Austin M^cGuigan, Planning Director

6/7/23

Date

Pursuant to PCZO Section 183, this decision may be appealed to the Polk County Board of Commissioners by any person whose interests are adversely affected or who is aggrieved by the decision. Such appeals must be filed within 12 days of the mailing of the decision. Contact the Community Development Department at (503) 623-9237 for information on the appeal process. This decision becomes effective only if a written appeal is not filed within the appeal period. If an appeal is filed, this decision is stayed until a final decision has been completed.

A copy of the application, all documents and evidence relied upon by the decision maker, and the applicable criteria are available for inspection at no cost and will be provided at the Community Development Department for the cost of copying.

Failure of an issue to be raised in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

The decision granted herein does not vest (guarantee) the right of the property owner to use the property as authorized in this land use decision in perpetuity. The property owner is responsible for completing required conditions and establishing and continuing the use in order to retain a vested right. The property owner is advised to consult with an attorney to determine the appropriate actions necessary to obtain and retain rights of use authorized by this decision.

Polk County Community Development (503) 623-9237; Polk County Courthouse 850 Main Street, Dallas, OR 97338.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS Chapter 215 requires that if you receive this Notice of Decision, it must promptly be forwarded to the purchaser.

CC: Area property owners.

**Polk County Community Development Department
Planning Division Staff Report**

The Polk County Planning Commission will hold a public hearing to consider exterior alterations to a historic structure, the Phillips House, which is included on the Polk County Historic Resource Inventory, the statewide inventory, and the National Historic Register. The applicant is requesting to alter the existing front porch, wood siding, wood windows, roof, and foundation of the Phillips House. In addition, the applicant is proposing to remove the existing single-story rear addition and replace it with a larger single-story rear addition. The subject property is located in the Exclusive Farm Use (EFU) Zoning District and contains approximately 2.3 acres.

OWNER: David Knieling Trust and Rebecca Knieling Trust
APPLICANT: Haley Knieling-Norwood
FILE NUMBER: LUD 22-79
SUBJECT PROPERTY: 6565 Spring Valley Road NW, Salem, Oregon 97304 (T6S, R4W, Section 25, Tax Lot 200)
REVIEW AND DECISION CRITERIA: Polk County Zoning Ordinance (PCZO) Section 183.050(A) and (B).
HEARING DATE & TIME: June 6, 2023 at 6:00 PM
HEARING LOCATION: Polk County Courthouse, First Floor Hearing/Conference Room, 850 Main Street, Dallas, Oregon 97338
STAFF CONTACT: Eric Knudson; Phone: (503) 623-9237; Email: knudson.eric@co.polk.or.us

I. PROJECT AND PROPERTY DESCRIPTION

REQUEST AND BACKGROUND: The applicant is proposing exterior alterations to a historic building, the Phillips House, which include altering the front porch, wood siding, wood windows, roof, and foundation. In addition, the applicant is proposing to remove the existing single-story rear addition and replace it with a larger single-story rear addition. The Phillips House was included in the Polk County Comprehensive Plan Inventory of Historic Sites by Polk County Ordinance No. 92-5, adopted on May 13, 1992 (Attachment E).

For record keeping purposes, this application was assigned as Planning File LUD 22-79; however, this request is associated with several submissions that date back to 2019. The previous submittals dated August 22, 2019, September 23, 2020, and September 9, 2021 ultimately became void due to timeline requirements in state law (planning files LUD 19-30, LUD 20-35, and LUD 21-11). The Planning Commission conducted a Public Hearing on October 19, 2021 for LUD 21-11, during which revisions to the proposed alterations were requested by the Planning Commission. Planning file LUD 22-32 was submitted on May 4, 2022 in order to evaluate the revisions, however, that application was withdrawn. Consequently, this application (LUD 22-79) was submitted on November 7, 2022 and is intended to evaluate the proposed revisions that were requested during the public hearing for LUD 21-11.

The revisions requested by the Planning Commission in the public hearing for LUD 21-11 were intended to provide the applicant with clear guidance as to what changes would be necessary in order to bring the proposed exterior alterations into compliance with the applicable review and decision criteria. The Planning Commission emphasized the importance of the applicant demonstrating that the components of both the historic dwelling and the proposed single-story rear addition would retain the original materials so far as practicable. In addition, the Planning Commission emphasized that the proposed alterations should be compatible with the historic dwelling's Classical Revival Architecture. In the previous review, the applicant proposed to replace to existing single-story rear addition with a

two-story rear addition. The Planning Commission stressed the importance of a single-story rear addition to limit the visibility of the addition and to maintain the historic integrity of the dwelling.

This review is required by Polk County Zoning Ordinance (PCZO) 183.050 in order to determine whether or not the proposed exterior alterations would maintain the historic character and appearance of the Phillips House. This review is required prior to the issuance of a building permit for the proposed exterior alterations.

The scope of the applicant’s project is more extensive than what is to be evaluated as part of this application; however, pursuant to PCZO 183.050(A) only exterior remodeling and alterations require a review. Therefore, staff’s evaluation will only encompass the proposed exterior alterations to the Phillips House. The applicant’s plot plan is included as Attachment A-1. Attachment A-2 is a map created by staff intended to depict the subject property and surrounding area.

PARCEL SIZE: 2.3 acres

Zoning:	Comprehensive Plan Designation	Zoning Designation
Subject Property	Agriculture	Exclusive Farm Use (EFU)
Property North	Agriculture	Exclusive Farm Use (EFU)
Property East	Agriculture	Exclusive Farm Use (EFU)
Property South	Agriculture	Exclusive Farm Use (EFU)
Property West	Agriculture	Exclusive Farm Use (EFU)

PROPERTY DESCRIPTION: The subject property is located at 6565 Spring Valley Road, Salem, Oregon 97304 (T6S, R4W, Section 25, Tax Lot 200). The subject property was lawfully created in accordance with Polk County Subdivision and Partition Ordinance (PCSO) 91.950(1)(b), as evidenced by Partition Plat No. 2005-0005 recorded in Polk County Clerk Document 2005-001565, dated February 1, 2005. The subject property has not been conveyed since the recording of this Partition Plat.

PCZO 136.070(E) allows the creation of parcels under the 80 acre minimum parcel size in the EFU zone in order to separate historic landmarks from farm properties and entitle the property owner to a new additional single-family dwelling on the remnant parcel. PCZO 136.040(J) allows a property owner to then replace a dwelling that is listed on the Polk County Historic Inventory and on the National Register with a new dwelling on the remnant parcel and still retain the historic landmark dwelling that it is intended to replace. Replacement dwelling criteria not involving a historic property requires that the property owner remove, demolish, or convert the dwelling to be replaced to an allowable nonresidential use.

The partition creating the subject property (LP 04-02) was authorized under the criteria listed in PCZO 136.070(E). Simultaneously, the property owner was also authorized to replace the Phillips House pursuant to PCZO 136.040(J) with a new additional dwelling on the remnant farm parcel by planning authorization RD 04-03. Both of these criteria grant opportunities to partition land and establish dwellings that are not otherwise available in the EFU zone in order to promote the retention of historically significant properties. By exercising LP 04-02 and RD 04-03, the current property owner was granted an additional parcel and an additional dwelling due to the historic significance of the Phillips House to Polk County.

The dwelling that replaced the Phillips House pursuant to RD 04-03 and LP 04-02, is currently located at 6505 Spring Valley Road NW, Salem, Oregon (T6S, R4W, Section 25, Tax Lot 203). The full records for planning files RD 04-03 and LP 04-02 can be found in the Polk County Community Development records.

Based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel number 41053C0125F, dated December 19, 2006, the subject property is not located within the regulated 100-year floodplain. Based on a review of the Polk County Significant Resources Area (SRA) Map, the subject property does not contain any additional inventoried significant

resources. The subject property is not within the Willamette River Greenway. Based on the National Wetlands Inventory (NWI) Map, Amity and Mission Bottom Quadrangles, the subject property does not contain any inventoried wetland areas.

Access: The subject property currently has frontage along and access to Spring Valley Road. Spring Valley Road is classified as a Local Road as defined in the Polk County Transportation Systems Plan, Figure 3.

Services: The subject property is served by an on-site water source (spring) and is not located within an area served by a community water district. The subject property is proposed to be served by a new individual sewage disposal (septic) system.

School: Salem School District 32J

Fire: Spring Valley Rural Fire Protection District

Police: Polk County Sheriff

II. COMMENTS RECEIVED

Building Division: Lighting is required on the exterior side of all entrance and exit doors per Section 210.70(A)(2) of the Oregon Electrical Specialty Code (OESC). However, as this dwelling is a historic building, all repairs, alterations, and additions can be based on the design of the code the building was constructed under, as long as it is not increasing the hazard. See Section 118 of the Oregon Residential Specialty Code (ORSC). If this existing building did not have exterior lighting at the doors, then exterior lighting would not be required.

No comments were received at the writing of this staff report.

III. REVIEW AND DECISION CRITERIA

The review and decision criteria for exterior alterations to a historic building are listed in PCZO Section 183.050(A) and (B). Staff findings and analysis is provided below.

The intent of PCZO Chapter 183 and the following criteria is to promote historic, educational, cultural, economic, and general welfare of the public through the preservation, restoration, and protection of buildings, structures and appurtenances, sites, places, and elements of historic and archaeological value and interest within Polk County.

The Phillips House was determined to be of historic value and interest to Polk County when it was inventoried as a historic building in the Polk County Historic Resource Inventory pursuant to Polk County Ordinance No. 92-5. In addition, the Phillips House is also identified as a historic building with the State Historic Preservation Office (SHPO) and is included on the National Register of Historic Places (National Register). The Phillips House was built in 1853 by John Phillips, an early Oregon pioneer and trained cabinetmaker. According to the National Register, the Phillips House is significant for the following:

“The John Phillips house is one of the diminishing number of structures dating from Oregon’s pioneer and territorial days. It is a typical example of the carpenterly Classical Revival house pioneer families of the 1840s tended to build for themselves in the 1850s after they had established themselves. It is somewhat untypical however in that it tends to be somewhat more spare or severe in line than most of these Classical cottages which spring up around the Willamette Valley, and these houses as a whole tend to be somewhat more spare than their contemporary counterparts in the East. On the other hand, though proportions are rather timid, detail of the columns and architraves is more meticulous than is usual

in these Willamette Valley houses. It is an early example in Oregon of a house with a balloon frame.”

At the time of the inventory for the National Register in 1976, the Phillips House was in good condition. According to *Fort Hill: A Representative of the Structural and Social Hierarchy and Harmony of Greek revival Architecture*, Greek Revival (Classical Revival) was a style of architecture that carpenters latched onto.¹ A main component of the Classical Revival architecture is symmetry. This detail can be seen by the Phillips House mirror design with chimneys located on both ends of the roof line, a centered front entryway with two windows on either side, and four windows on the south and north sides.

Some historic buildings are significant due to the person(s) who resided in the dwelling. However, according to the Polk County Historic Inventory, the Phillips House is significant due to its architecture because it is an excellent example of Classical Revival. The Polk County Historic Inventory states:

“In the case of the Phillips House characteristic features include the façade arrangement and details of the porch and fenestration. The façade is arranged around a central entrance, flanked by double-hung sash windows. The front porch—which originally extended across the full-width of the house—is supported by capped, paneled posts. Particularly noteworthy are the pedimented window heads and Federalist entry, which is composed of a paneled door, transom and sidelights. Other features, such as the simple, lap siding and end-wall interior chimneys, are typical of very early buildings in Oregon.

Alterations include the partial enclosure of the front porch, a change which occurred during the occupation of the Phillips family. Other changes involve the alteration of the rear wing. Neither alteration significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style.”

For the following analysis, staff’s reference to the primary dwelling will mean the front portion of the Phillips House, staff’s reference to the existing addition will mean the existing one-story rear addition, and staff’s reference to the new addition will mean the proposed one-story rear addition.

1. Exterior Remodeling or Alteration of Historic Buildings, Sites or Objects

The building official shall submit to the Planning Director or designee all building permit requests for exterior alteration of a historic landmark. The Planning Director, within five (5) days, shall submit the request to the Commission for review under the criteria set out in Section 183.050 (B). Within 45 days of receipt of a complete application, the Commission shall hold a public hearing regarding the matter and prepare findings to support their action. At least 20 days prior to the hearing, the Director shall mail a written notice of the hearing and nature of the application to the property owner, all property owners within 500 feet of the parcel upon which the landmark is located and the State Historic Preservation Office (SHPO). [PCZO 183.050(A)]

Findings: Initially, the applicant submitted planning application LUD 19-30 on August 22, 2019 to evaluate the proposed exterior alterations of a historic building. However, that application expired. On September 23, 2020, the applicant re-applied (LUD 20-35), however, that application was withdrawn. The applicant submitted a building permit to the Polk County Community Development Department on March 16, 2021 (687-20-001429-STR) for the proposed improvements contemplated in Planning File LUD 21-11. Planning File LUD 21-11 was submitted on March 19, 2021 to authorize the proposed exterior alterations to the Phillips House. The Planning Commission conducted a Public

¹ McPherson, Beth Ann Spiryson, "Fort Hill: A Representative of the Structural and Social Hierarchy and Harmony of Greek Revival Architecture" (1996). Dissertations, Theses, and Masters Projects. Paper 1539626022. Page 52.

Hearing on October 19, 2021 for LUD 21-11, during which revisions to the proposed alterations were requested by the Planning Commission that were to be addressed by the applicant at a future hearing. Planning file LUD 22-32 was submitted on May 4, 2022 in order to evaluate the proposed revisions, however, that application was withdrawn. Consequently, this application (LUD 22-79) was submitted on November 7, 2022 and is intended to address the revisions that were proposed during the public hearing for LUD 21-11.

On November 30, 2022 staff deemed the application incomplete and sent a letter requesting additional information. The applicant provided a revised narrative (Attachment B) and revised drawings (Attachment C) to the Polk County Planning Division on April 14, 2023. The applicant sent the revised drawings to the Polk County Building Official on May 4, 2023, who then notified staff that the proposed development constitutes exterior "alterations." Consequently, this application was deemed complete on May 4, 2023. A public hearing was set for June 6, 2023. Staff noticed all Planning Commission members of the pending application on May 17, 2023.

Pursuant to PCZO Chapter 183, the Planning Commission shall conduct a public hearing and make a decision on the matter. On May 17, 2023 staff sent notice of the Planning Commission public hearing to the Oregon SHPO and to property owners within 750 feet of the subject tract pursuant to PCZO 111.350(A)(3), which is more restrictive than PCZO 183.050(A). Notice was posted at the subject property on or prior to May 17, 2023. Notice of the Planning Commission public hearing for file LUD 22-79 appeared in the Polk County *Itemizer-Observer* Newspaper on May 17, 2023. Staff finds the notification of this proceeding has been fulfilled in compliance with Polk County Zoning Ordinance (PCZO) Sections 183.050(A), 111.240(B), 111.340 and 111.360.

- A. If the Commission finds the proposed alterations to be in compliance with Section 183.050 (B), they shall submit to the Polk County Building Official a "clearance for permit" which will indicate that the requirements of this Chapter have been satisfied by the request. [PCZO 183.050(A)(1)]**

Finding: If the Planning Commission, in their capacity as the Polk County Landmarks Commission, approve the proposed exterior alterations to the Phillips House, after making findings of consistency with PCZO 183.050(B), they shall direct staff to issue a "clearance for permit" to the Polk County Building Official as land use clearance for building permit No. 687-20-001429-STR.

- B. If the Commission finds the proposed alterations do not comply with standards under Section B, they must either: 1) approve the application subject to compliance with conditions which will bring the application into conformance with applicable standards listed in Section 183.050 (B) or, 2) deny the request. Decisions of the Commission shall be subject to the appeal provisions in Section 111.280. [PCZO 183.050(A)(2)]**

Finding: The Planning Commission, in their capacity as the Polk County Landmarks Commission, could approve the proposed exterior alterations to the Phillips House, subject to compliance with conditions that bring the proposal into compliance with the applicable standards listed in PCZO 183.050(B); or, the Planning Commission could find that the applicant has not demonstrated compliance with the applicable criteria, or that conditions of approval could not bring the application into conformance with the applicable standards, and the Planning Commission could then deny the application.

2. Standards for Exterior Alteration of an Historic Building

The Commission shall approve an application for exterior alteration of a historic landmark if the proposed change is determined to be harmonious and compatible with the appearance and character of the landmark and shall deny an application if the proposed alteration would adversely affect the architectural significance or the integrity of historical appearance of the building. In determining whether to approve or deny an application, the Commission shall apply the following standards:

- A. Retention of Original Construction. So far as practicable, all original exterior materials and details shall be preserved. [PCZO 183.050(B)(1)]**

Findings: The proposed exterior alterations to the Phillips House include altering the existing front porch, wood siding, wood windows, roof, and foundation of the Phillips House. In addition, the applicant is proposing to remove the existing single-story rear addition and replace it with a larger single-story rear addition.

Pursuant to PCZO 183.050(B)(1), the applicant should use the original exterior material to the maximum extent practicable. However, based on the applicant's statements, the majority of the existing materials are not salvageable due to a combination of dry rot, weathering, and cracked or broken window panes. The applicant states that they intend to reuse details that can be salvaged and have replicas made for components that could not be saved, such as the columns, siding, window trims and sashes, and other detailed moldings. Specifically for the columns, the applicant states that they intend to replace the existing columns on the front porch to match the historic condition. To ensure these columns retain their historical significance, staff recommends that the applicant shall ensure any replica components be made of the same material as the original and shall also maintain the same dimensions and details as the original.

The applicant is proposing to replace all the existing fenestrations on the Phillips House because a majority of the existing window panes are broken or cracked. The applicant intends to reuse details that can be salvaged and have replica's made for components that could not be saved for the window trim and sashes. Additionally, the applicant is proposing to retain the pedimented window heads located on the front porch, along with the Federalist entry. In the review for LUD 21-11, the applicant asserted that vinyl fenestrations would best replicate the existing wood fenestrations from a visual standpoint. In the staff's recommendation for LUD 21-11, staff found that vinyl windows rarely match the visual characteristics of wood windows and that the applicant did not provide substantial details to demonstrate how the visual characteristics of the Phillips House windows would be retained. In the public hearing that was held for LUD 21-11, the Planning Commission concurred with staff's assessment and emphasized the importance of installing wood windows as opposed to vinyl windows for the purpose of replicating the existing conditions and maintaining the historical integrity of the windows on the Phillips House so far as practicable, specifically on the front façade.

To address this requested revision, the applicant is proposing to replace all the windows on the historic dwelling with new Marvin wood windows supplied from Marvin's Signature Ultimate line. The windows on the new addition would also be Marvin wood windows. Marvin is known for providing historic solutions for windows and doors, which provide quality and historic sightlines and are commonly used on SHPO and NPS-reviewed historic rehabilitation projects. The applicant provided a Marvin brochure in the record containing several case studies of historically significant projects where Marvin replacement windows were used. These projects include, but are not limited to Queen Anne in Seattle, Washington; Union Stables in Seattle Washington; Cincinnati Music Hall in Cincinnati, Ohio; and Central Union Mission in Washington D.C.

Based on photographs of the Phillips House provided by the applicant, the existing windows on the front façade have wood mullions between each light that provide texture and dimensionality. According to the materials list provided by the applicant, the front façade windows would be replaced with matching double-hung wood windows that would replicate the original wood windows. The historic hoods and trim boards would be reused and restored where possible with in-kind materials and matching dimensions. According to the Polk County Historic Inventory, the Phillips House is historically significant because it is a rare example of an early building type. This fact further reinforces the importance of retaining original materials. The applicant states that the wood windows would be of original size, shape, material, and color of the historical components. Staff believes that installing windows supplied from Marvin further demonstrates that the applicant is clearly making an attempt to maintain the integrity of the front façade and preserve the historical significance of the structure so far as practicable, as Marvin has extensive experience in navigating historic preservation projects and NPS guidelines. When the facts above are taken together, staff finds that, as proposed, the double-hung Marvin Wood windows on the front façade would ensure that all original exterior materials and details would be preserved, so far as practicable. Therefore, staff finds that the application complies with this criterion.

On the north, west, and south elevations of the primary dwelling and existing addition, the existing windows contain wood muntins with grid patterns that are symmetrical in relation to their respective elevations. As discussed above, the applicant is proposing for all windows on the Phillips House and the new addition to be Marvin wood windows. The muntin grid patterns on the existing windows would be replicated on the new Marvin wood windows by using simulated-divided lights (SDLs) with wood muntin grids. The SDLs are intended to replicate the historically narrow sightlines of the muntins on the existing windows. The applicant states that a true divided-lite window with insulated glazing would be much bulkier than an SDL because the muntins must actually support the glass, therefore, compromising the historical integrity of the windows' visual aesthetic and dimensionality. SDLs offer a way to replicate the historical integrity of windows. While they may not provide the exact texture of the existing wood muntins, they still offer the authenticity to the look and feel of the historic windows. SDLs are designed to look like individual pieces of glass, even though they are actually a single pane. This gives the windows a classic look that is reminiscent of traditional windows and can be customized to ensure that the final product matches the exact style of the Phillips House, ensuring that the historic integrity and design would be preserved. The specific window details for each elevation are discussed in further detail in Section D below. Staff finds that, as proposed, the Marvin wood windows on the north, west, and side elevations would retain original materials and design of the Phillips House so far as practicable. Therefore, staff finds that the application complies with the criteria.

Based on the applicant's narrative, the existing wood siding of the Phillips House has deteriorated due to dry rot to the point that retention of any of the original siding is not practicable. Based on photographs provided by the applicant, it appears that the Phillips House siding is beveled. In the review of LUD 21-11, the applicant proposed to replace all of the existing wood siding on both the primary dwelling and the proposed new addition with Hardie Lap Clear Wood Siding, which is a cement siding according to the Polk County Building Official. The applicant stated that their reason for choosing that type of siding was because wood siding was currently unavailable. Staff found that statement to not be factual, as beveled wood cedar lap siding in clear and finger jointed are readily available. In the public hearing for LUD 21-11, the Planning Commission reiterated that original materials should be used and recommended that the applicant revise their proposal to instead use wood siding to replicate the original siding of the Phillips House. To address this requested revision, the applicant is proposing to use Cedar Lap Siding, which is a wood siding, on the historic dwelling and the proposed addition. Staff finds that the wood siding, as proposed, would retain original materials on the primary dwelling so far as practicable.

It is unclear if the proposed wood siding would be beveled in order to maintain the historic texture of the Phillips House. If this application were to be approved, to ensure this textural aspect of the Phillips House would be maintained, staff recommends a condition of approval that the new siding be beveled. The applicant states that the existing reveal for the siding is not cohesive throughout the Phillips House. The siding fluctuates between a 6 inch reveal, a 5.5 inch reveal, and a 7 inch reveal. The applicant is proposing a cohesive reveal for the proposed siding of 6 inches. Staff finds that a slight alteration to the length of reveal in the siding in order to obtain a single cohesive reveal is reasonable because the proposed change in reveal would not change the type or style of siding and a 6 inch reveal would split the difference between the existing reveals for cohesion. If this application were to be approved, in order to ensure the siding reveal would be constructed as presented in this application, staff recommends a condition of approval that the new siding reveal shall be 6 inches.

The applicant is proposing to replace the existing black composition roof with a new black composition roof. Staff reviewed the National Register and did not find reference to the roofing material. However, according to the Polk County Historic Inventory, the roofing material was composition. Based on a photograph of the Phillips House from 1970, it appears the roof consists of black composition. While it is likely that the original roofing material was wood shake, that is conjecture. Therefore, staff finds that since the Phillips House was still inventoried into the National Register, the Polk County Inventory, and the Statewide Inventory with a composition roof, the applicant's proposal of a new black composition roof is reasonable.

B. Height. Additional stories may be added to historic buildings provided that:

- (1) The additional height complies with requirements of the building and zoning codes;**
- (2) The additional height does not exceed that which was traditional for the style of the building;**
- (3) The additional height does not alter the traditional scale and proportions of the building style; and**
- (4) The additional height is compatible with adjacent historic buildings. [PCZO 183.050(B)(2)(a) through (d)]**

Findings: The applicant is proposing to remove the existing addition and replace it with a new addition. Based on the applicant's statements, the existing addition does not have a foundation and was built directly on the ground. Based on the applicant's narrative, the existing foundation of the primary dwelling is failing and therefore the house must be raised to pour a new concrete foundation. Based on the plans submitted with building permit 687-20-001429-STR, the applicant is proposing to pour a new concrete foundation for both the primary dwelling and the new addition. As part of the review for LUD 21-11, the applicant stated that it was not feasible to lift the existing addition and pour a new foundation due to the state of the Phillips House and the lack of a foundation for the existing addition. Based on a discussion with the Polk County Building Official, it is possible to pour a new foundation without lifting a structure. Nevertheless, the Polk County Historic Inventory notes that changes to the dwelling included the alteration of the rear wing and found that this change does not significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style. The Inventory does not identify this change as significant to its historic importance. For this reason, staff finds it reasonable to alter or replace this existing addition with a new addition so long as the new addition does not significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style.

The height of the existing foundation under the primary dwelling is unclear and whether the proposed foundation would affect the overall height of the primary dwelling. Based on the plans submitted by the applicant, the visible height of the proposed foundation varies between approximately one foot and approximately two feet. If this application were to be approved, staff recommends as a condition of approval that the new foundation shall not affect the overall height of the Phillips House.

Currently, the primary dwelling contains a second story and the existing addition is connected only to the first floor. Thus, the existing addition is not visible from all sides, including, most importantly, from the front elevation. As part of LUD 21-11, the applicant proposed that the new addition connect to the primary dwelling's second story. Based on the applicant's statements, the Phillips House's appearance from the road would remain the same. However, after reviewing the applicant's submitted plans, staff concluded that the landing with stairs and second-story roofline appeared to be visible from the front view, because the pitch of the second-story roofline on the new addition was intended to be approximately 3.5 feet higher than the pitch of the existing roofline. The proposed roofline of the new addition would have been connected via a cricket ridge structure that would have been used to transition from one roof to another.

In the public hearing for LUD 21-11, the Planning Commission emphasized the importance of a single-story rear addition in order to limit the visibility of the addition from the front elevation and retain the historic characteristic of the dwelling. As a result, the applicant revised their plans and is now proposing a single-story rear addition. The single-story rear addition would still address the home's functional needs by providing a kitchen, a bedroom, bathrooms, and a laundry room. The proposed addition would not exceed the height of the historic dwelling and would not be visible from the front elevation. The bulk of the existing addition is currently 27 feet in depth on the north side and is setback on the south side. The bulk of the proposed addition would be increased to 31 feet in depth on the north side and would continue to be flush with the primary dwelling while continuing to be setback to the south side.

As discussed previously, the Phillips House is significant for its spare and severe lines. With the new addition proposed to be shorter than the historic dwelling, it would not add visual weight or bulk to the rear of the structure and would be consistent with the spare and severe lines, thereby retaining the traditional scale and proportions of the building style. The National Parks Service provides guidance regarding additions, stating “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” Based on the plans provided, it appears the applicant is proposing to connect the roof of the proposed addition to the ridge of the primary dwelling using an over framing technique that would include seamless tie-ins and the addition of valleys on the north and south sides. Based on a conversation with the Polk County Building Official, the proposed addition would be free-standing and would not leave the Phillips House impaired if it were to be removed in the future.

As proposed, the addition would not impact the integrity of the Phillips House as the new addition would not be visible from more angles than the existing addition and could leave the spare and severe lines of the Phillips House unadulterated. The significant importance of the Classic Revival style exemplified by the Phillips House is visible in the simple symmetry of the structure and this aspect is enhanced by its original placement and environment at the foot of a hill. With the addition not perceived as being taller than the primary dwelling, the new rear addition would not detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style. And, if the addition were to be removed in the future, it would leave the Phillips House unimpaired. When the facts described above are taken together, staff finds that the application demonstrates compliance with this criterion.

C. Bulk. Horizontal additions may be added to historic buildings provided that:

- (1) The bulk of the addition does not exceed that which was traditional for the building style; [PCZO 183.050(B)(3)(a)]**
- (2) The addition maintains the traditional scale and proportion of the building style; and [PCZO 183.050(B)(3)(b)]**
- (3) The addition is visually compatible with adjacent historic buildings. [PCZO 183.050(B)(3)(c)]**

Findings: The proposed new single-story rear addition would include French doors on the south elevation; two single-leaf doors on the north elevation, one of which would lead to a side porch; and an amended floorplan. The proposed addition would connect to the ridge of the primary dwelling using an over framing technique that would include seamless tie-ins and the addition of valleys on the north and south sides.

Staff finds that a proposed addition to the Phillips House to make it more livable for occupants is not unreasonable. Based on the plans submitted with building permit 687-20-001429-STR, the existing footprint of the existing addition is approximately 890 square feet and the footprint of the proposed single-story rear addition would be approximately 990 square feet (including the covered patio), which would be an increase to the footprint by approximately 100 square feet.

The proposed French doors are discussed in greater detail in subsection E and F below. The applicant is proposing replica columns on the covered patio that are intended to match the columns on the front porch, which is discussed in greater detail in subsection D below. The applicant is proposing a side porch on north elevation that connects to the kitchen via a single-leaf wood door, which is discussed in greater detail in subsection E below.

The Phillips House has an “L” shaped layout with the kitchen and dining room being located in the existing addition. According to “*Fort Hill: A Representative of the Structural and Social Hierarchy and Harmony of Greek Revival Architecture*,” the “L” shaped floorplan was common for Classical Revival dwellings, with the kitchen and dining rooms located in the rear wing of the “L.”² Staff

² McPherson, Beth Ann Spiryson, "Fort Hill: A Representative of the Structural and Social Hierarchy and Harmony of Greek Revival Architecture" (1996). Dissertations, Theses, and Masters Projects. Paper

reviewed the National Register and the Polk County Historic Inventory which only reference the floorplan of the Phillips House when referring to alterations. Specifically, the Polk County Historic Inventory states “Alterations include the partial enclosure of the front porch, a change which occurred during the occupation of the Phillips family. Other changes involve the alteration of the rear wing. Neither alteration significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style.” Staff finds that the existing addition functions as the rear wing of a typical “L” shaped floorplan. Based on the plans submitted with building permit 687-20-001429-STR, the applicant is proposing to retain the “L” shaped floorplan, and the kitchen and dining room would be located in the new addition.

As discussed previously, the Phillips House is significant for its spare and severe lines. In the review of LUD 21-11, the applicant proposed that the new addition would connect to the existing roofline via a cricket, which would have been visible from multiple angles, unlike the current addition, and it would have added visual weight and bulk to the rear of the structure resulting in an impact to the integrity of the Phillips House by muting the spare and severe lines, thereby altering the traditional scale and proportions of the building style. The National Parks Service provides guidance regarding additions, stating “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” In that review, staff found that the proposed addition would have further impacted the integrity of the Phillips House as the new addition would have been visible from more angles than the existing addition and if the addition were to be removed in the future it would leave the Phillips House impaired due to the second story roof connection via the cricket. In the public hearing for LUD 21-11, the Planning Commission concurred with staff and emphasized the imperativeness of leaving the roof of the primary dwelling unadulterated throughout all of the proposed alterations.

Staff provided guidance to the applicant, indicating that if the new addition were connected only on the first floor like the existing addition, then the rooflines would continue to be disconnected and could leave the spare and severe lines of the Phillips House unadulterated. The significant importance of the Classic Revival style exemplified by the Phillips House is visible in the simple symmetry of the structure and this aspect is enhanced by its original placement and environment at the foot of a hill. If the addition were to be only connected at the first floor it would be possible that a new rear addition may not significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style. The Planning Commission concurred that a single-story addition would be more appropriate if it could leave the Phillips House unadulterated. As discussed above, the Planning Commission also stressed that a single-story addition would also limit the visibility of the addition from the front elevation and retain the historic characteristic of the dwelling.

The applicant has now proposed a single-story rear addition as opposed to a two-story rear addition. However, the roofline of the proposed addition would be connected to the ridge of the Phillips house using an over framing technique that would include seamless tie-ins and the addition of valleys on the north and south sides. Although the new addition would be connected on the second floor, the proposed addition would not exceed the height of the Phillips House and would not be visible from any addition angles, specifically from the front elevation. The single-story rear addition would still address the home’s functional needs by providing a kitchen, a bedroom, bathrooms, and a laundry room. The bulk of the existing addition is currently 27 feet in depth on the north side and is setback on the south side. The bulk of the proposed addition would be increased to 31 feet in depth on the north side and would continue to be flush with the historic dwelling while continuing to be setback to the south side and would include a covered patio under the overhanging roof.

Staff finds that the bulk of the addition would retain the traditional style of the primary dwelling. Further, staff finds that the proposed addition would not compromise the integrity of the Phillips House as it would retain the spare and severe lines, thereby retaining the traditional scale and

proportions of the building style. Staff finds that the application demonstrates compliance with this criterion.

D. Visual Integrity of Structure. The lines of columns, piers, spandrels and other primary structural elements shall be maintained so far as practicable. [PCZO 183.050(B)(4)]

Findings: The applicant states that they intend to reuse details that can be salvaged and have replica's made for components that could not be saved, such as the columns, windows trims and sashes, and other detailed moldings. Specifically for the columns, the applicant states that they intend to replace the existing columns on the front porch to match the historic condition. To ensure these columns retain their historical significance, staff recommends that the applicant shall ensure any replica components be made of the same material as the original and shall also maintain the same dimensions and details as the original.

The applicant states that they intend to remove the two enclosed ends of the front porch, in order to restore the front porch to its original state. The National Register and the Polk County Historic Inventory recognize that the end bays of the front porch were enclosed to create additional bedrooms, sometime after the dwelling was built. However, the National Register continues to state that this design ("sabblebag" plan) was not unknown in early Oregon. The Polk County Historic Inventory states that the partial enclosure of the front porch does not significantly detract from the importance of the Phillips House as a rare example of an early building type nor as an example of the Classical Revival style. Additionally, the National Register states that it was known that Mr. Phillips kept enlarging the dwelling to accommodate his growing family and that the dwelling has not been significantly altered since John Phillips' death in 1892, based on a photograph of the Phillips House from approximately 1890.³

A main component of Classical Revival architecture is symmetry. Therefore, staff finds that while the Phillips House was inventoried on the Polk County Historic Inventory, the Statewide Inventory, and the National Register with the front porch as it exists today with the two enclosed ends, the applicant's proposal would be consistent with the traditional character of the Phillips House because it would retain the symmetrical and original appearance.

The applicant is also proposing columns on the covered patio of the new addition. The spacing between each of the existing columns on the front porch of the Phillips House is approximately 8 feet. The spacing for the proposed columns on the addition's covered patio are approximately 6.5 feet and 15.6 feet. These measurements were scaled based on the plans the applicant submitted. As discussed previously, a main component of Classical Revival architecture is symmetry. The applicant indicates that compatibility does not mean that historic features must be replicated or matched in their symmetry and spacing, but instead that new components should exist harmoniously with historic features. The applicant further asserts that compatibility can instead be achieved by using the same materials. Guidance from NPS indicates that compatibility becomes an imperative when a secondary elevation is both visually significant and highly visible. Based on the plans provided, staff finds that the south elevation of the new addition would have limited visibility. While the proposed columns for the new addition would not be symmetrical or match the spacing of the columns on the front façade, staff believes that they would still be harmonious and compatible with the overall appearance and character of the primary dwelling. This is because the proposed columns would be made of the same materials and have the same visual appearance to those on the front façade. In addition, the columns would have limited visibility, so they would not disrupt the overall visual coherence of the primary dwelling's significance. Based on this information, staff finds that so long as the proposed columns are made using the same materials as those on the front façade, they would be harmonious and compatible with the visual integrity of the primary dwelling. For this reason, staff finds that the application complies with the criteria.

³ Polk County Staff was unable to located the 1890 photograph that is referenced in the National Register for the Phillips House.

As discussed previously, the applicant is proposing to replace the existing foundation for the primary dwelling and pour a new foundation for the new addition. Based on the applicant's statements, the existing foundation of the primary dwelling consists of piles of brick, wood, and timber rounds. Based on photographs the applicant submitted with this application, the state of the existing foundation appears to be deteriorated with some of the piles of brick scattered. It is reasonable that a new concrete foundation would help preserve the Phillips House, because a damaged or deteriorating foundation can affect the stability of a structure, such as cracks in the walls, crooked doors and windows, or uneven flooring. In addition, the applicant is proposing a concrete foundation for the new addition. Based on the applicant's statements, the existing addition does not currently have a foundation.

Staff finds that the applicant's proposal to replace the existing foundation with a new poured foundation to be reasonable because it would preserve the structural integrity of the Phillips House. However, in order to reduce the visual impact from the proposed foundation if this application were to be approved, staff recommends a condition of approval that the applicant maintain ground landscaping to obscure the appearance of a new modern foundation.

The applicant is proposing to replace the existing black composition roof with a new black composition roof. Staff reviewed the National Register and did not find reference to the roofing material. However, according to the Polk County Historic Inventory, the roofing material was composition. Based on a photograph of the Phillips House from 1970, it appears the roof consists of black composition. While it is likely that the original roofing material was wood shake, that is conjecture. Therefore, staff finds that since the Phillips House was still inventoried into the National Register, the Polk County Inventory, and the Statewide Inventory with a composition roof, the applicant's proposal of a new black composition roof is reasonable.

In addition, the applicant is proposing black composition roofing for the proposed addition. While the criteria requires additions to use visually compatible materials so far as practicable, since the roof for the rest of the Phillips House would be black composition, staff finds that matching roof material would be compatible.

The placement, size, and orientation of windows impact a dwelling's visual character. Windows depict the architectural style of a dwelling and the historical relevance. For example, Tudor windows, stain-glass windows, and colonial windows, each have a distinct design that characterize that style of architecture. The windows used in the Phillips House are discussed in the National Register which states:

"...Double hung sashes on the front side now contain a single pane of glass. Those on the south end contain four lights over four on both floors, though the upper windows are somewhat lesser in height than those on the ground floor. Windows on the ground floor at the north end contain six lights over six, and are larger in all dimensions than those on the second floor. There are two windows symmetrically placed on either side of the door on the front and four formally placed windows on the gable ends, one on either side of the fireplace on both floors. The front door has sidelights and a transom window also set in a simply yet beautifully detailed architrave with a pedimented cornice."

Staff finds that since the National Register details the windows, specifically the grid pattern, the windows are a significant feature that contribute to the Phillips House importance.

The applicant is proposing to replace all the windows on the historic dwelling with new Marvin wood windows supplied from Marvin's Signature Ultimate line. The windows on the new addition would also be Marvin wood windows. Marvin is known for providing historic solutions for windows and doors, which provide quality and historic sightlines and are commonly used on SHPO and NPS-reviewed historic rehabilitation projects. The applicant provided a Marvin brochure in the record containing several case studies of historically significant projects where Marvin replacement windows were used.

Based on photographs of the Phillips House provided by the applicant, the existing windows on the front façade have wood mullions between each light that provide texture and dimensionality.

According to the materials list provided by the applicant, the front façade windows would be replaced with matching double-hung windows that would replicate the original wood windows described in the National Register. The historic hoods and trim boards would be reused and restored where possible with in-kind materials and matching dimensions. According to the Polk County Historic Inventory, the Phillips House is historically significant because it is a rare example of an early building type. This fact further reinforces the importance of retaining original materials. The applicant states that the wood windows would be of original size, shape, material, and color of the historical components. Staff believes that replacing the existing single-pane windows on the front façade with double-hung windows, the style in which was originally found on the Phillip's House, would maintain the visual integrity of the dwelling as it would be a closer replication of the Phillips House than what can be found on the front façade today. Staff believes that installing windows supplied from Marvin further demonstrates that the applicant is clearly making an attempt to maintain the integrity of the front façade and preserve the historical significance of the structure so far as practicable, as Marvin has extensive experience in navigating historic preservation projects and NPS guidelines. When the facts above are taken together, staff finds that as proposed, the double-hung Marvin Wood windows on the front façade would ensure that the primary structural elements of the front façade would be maintained as far as practicable. Therefore, staff finds that the application complies with this criterion.

On the north, west, and south elevations of the historic dwelling and existing addition, the existing windows contain wood muntins with grid patterns. As discussed above, the applicant is proposing for all windows on the Phillips House and the new addition to be Marvin wood windows. The historically narrow sightlines of the wood muntin grids on the existing windows would be replicated by using insulated windows with SDLs. The applicant states that a true divided-lite window with insulated glazing would be much bulkier than an SDL because the muntins must actually support the glass, therefore, compromising the historical integrity of the windows' visual aesthetic and dimensionality. SDLs offer a way to replicate the historical integrity of windows. While they may not provide the exact texture of the existing wood muntins, they still offer the authenticity to the look and feel of the historic windows. SDLs are designed to look like individual pieces of glass, even though they are actually a single pane. This gives the windows a classic look that is reminiscent of traditional windows and can be customized to ensure that the final product matches the exact style of the Phillips House, ensuring that the historic integrity and design would be preserved.

As discussed above, the National Register details the windows on the south elevation as having four lights over four on both floors and the windows on the north elevation as having six lights over six on both floors. However, based on a photo of the existing conditions submitted by the applicant, the existing attic windows on the south elevation of the primary dwelling have four lights over two (see Figure 4 below). Figure 4 depicts a window grid pattern on the south elevation different than that of the National Register. Based on the window schedules and building plans provided, the applicant is proposing alterations to the grid patterns of the four (4) existing attic windows (north and south elevations) and two (2) existing living room windows (north elevation). As a result, all windows on the north and south elevations of the primary dwelling would be insulated double-hung windows with SDLs simulating a grid pattern of four lights over four.

The National Register details the windows, specifically the grid patterns on the north and south elevations; therefore, this results in the grid patterns being a significant feature that contributes to the Phillips House's importance. While the National Register specifically details the grid patterns, staff finds that altering the grid patterns on the north and south elevations to be uniform and symmetrical would not compromise the historic visual integrity of the dwelling. In fact, it could enhance the overall visual appeal by creating a sense of balance and harmony consistent with Classical Revival architecture without detracting from the historic character.

Staff reviewed the existing window grid patterns and the proposed window grid patterns. The following figures used to demonstrate the proposed windows were taken from the window schedules submitted with this application and the plans submitted with building permit 687-20-001429-STR. When the images were digitally inserted into this staff report the quality deteriorated.

For better visual reference, please refer to the original plans and window schedules submitted with this application and building permit 687-20-001429-STR.

Based on the photographs and plans provided by the applicant, the existing windows on the east elevation (front) are composed of a single large pane of glass (see Figure 1). However, the National Register suggests that this was not original but existed at the time the property was included in the Register. The proposed windows would be matching double-hung Marvin wood windows (see Figure 2).



Figure 1: Existing windows on the east elevation (front) of the Phillips House.

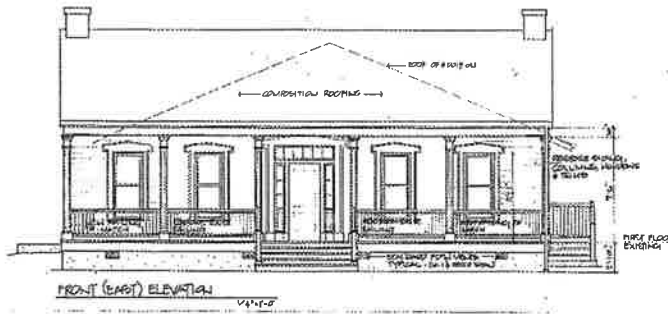


Figure 2: Proposed windows for the front of the Phillips House.

The existing attic and living room windows on the north elevation of the Phillips House (not including the rear addition) have a matching grid pattern of six lights over six (see Figure 3). The existing attic and parlor room windows on the south elevation of the Phillips House (not including the rear addition) have a grid pattern of four lights over two and four lights over four, respectively (see Figure 4).



Figure 3: Existing windows types on the north elevation (attic and living room)



Figure 4: Existing window types on the south elevation (attic and parlor room)

Based on the plans provided, the proposed attic windows on the north and south elevations would be double-hung with SDLs simulating a grid pattern of four lights over four (see Figure 5). The proposed living room and parlor room windows on the north and south elevations of the primary dwelling would be double-hung with SDLs simulating a grid pattern of have four lights over four (see Figure 6).

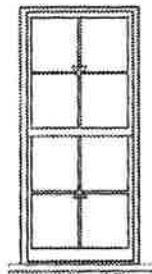
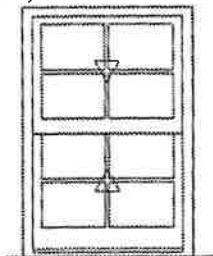


Figure 5: Proposed attic window type on north and south elevations

Figure 6: Proposed living room and parlor room window type for the north and south elevations

Based on photographs provided by the applicant, staff understands that the existing windows on the west elevation of the single-story addition have four lights over four (see Figure 7). Based on the plans submitted, there would be three sets of windows on the west side of the new single-story addition. The proposed master bathroom window would be a fixed window with SDLs simulating a grid pattern of 12 lights (see figure 8). The proposed laundry room windows would be double-hung with SDLs simulating a grid pattern of four lights over four (see Figure 9). The proposed master bedroom windows would be a set of three double-hung windows each with SDLs simulating four lights (see Figure 9).

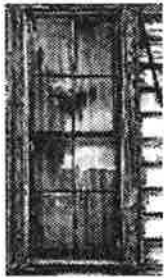


Figure 7: Existing windows on the west elevation of the existing addition.

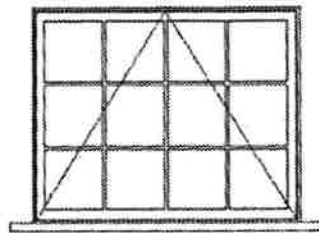


Figure 8: Proposed master bathroom window type on the west elevation of the new addition.

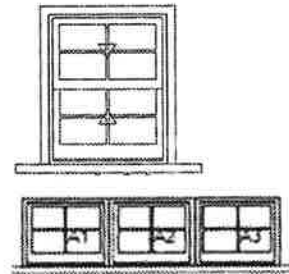


Figure 9: Proposed laundry room window type (above) and proposed master bedroom window type (below) for the west elevation of the new addition.

Based on photographs provided by the applicant, the north elevation of the existing addition contains two windows, however, the grid patterns are unclear due to damaged conditions (see Figure 10). Based on the plans submitted by the applicant, the proposed bathroom window on the south side of the new addition would be a set of three double-hung windows each with SDLs simulating a grid pattern of four lights over four (see Figure 11).



Figure 10: Existing windows on the north elevation of the existing addition

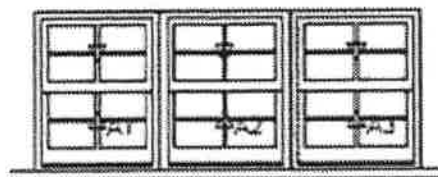


Figure 11: Proposed windows for the north elevation of the new addition (kitchen)

Based on the photographs provided by the applicant, it is unclear what the grid pattern is used on the south elevation of the existing addition (see Figure 12). The proposed bathroom window on the south elevation of the new addition would be a fixed window with SDLs simulating a grid pattern of three lights over three (see figure 13). The remainder of the opening on this side of the addition would be French doors leading to the master bedroom, and a single leaf door leading to the hall, which is discussed in greater detail in subsection F.

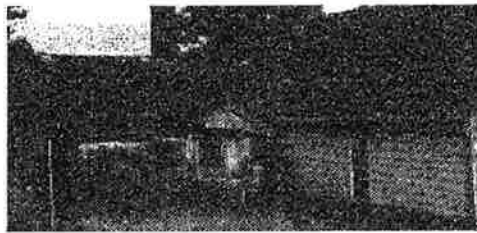


Figure 12: Existing windows on the south elevation of the existing addition.

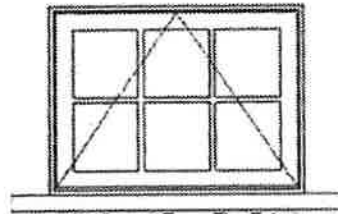


Figure 13: Proposed window type on the south elevation of the new addition (bathroom).

Staff finds that, as proposed, the Marvin wood windows and the use of SDLs on the north, west, and south elevations of the primary dwelling and the new addition would maintain the primary structural elements and visual integrity of the Phillips House so far as practicable. In addition, staff finds that window grid patterns of four lights over four on the north and south elevations would ensure that the primary structural elements and visual integrity would be retained as the grid patterns would be uniform and symmetrical across both elevations. Therefore, staff finds that the application complies with this criterion.

- E. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (windows to wall) shall be visually compatible to the extent possible with the traditional architectural character of the historic building. [PCZO 183.050(B)(5)]**

Findings: Based on the plans submitted with building permit 687-20-001429-STR, staff has broken down the existing and proposed scale and proportion for each side of the Phillips House and has provided photographs from the plans and photographs of the existing structure submitted by the applicant.

For the following, staff's references to void space means the fenestrations (windows and doors) and staff's references to solid space means the walls. Additionally, the following ratios are based on the total square feet of fenestration space to the total square feet of solid space of a particular side of the Phillips House. In addition, staff evaluated symmetry by evaluating the spacing of fenestrations in relation to the total linear footage of a particular side of the Phillips House or from the centering ridge line on a gable end. The spacing distances were rounded to the first significant digit. These measurements were scaled based on the plans the applicant submitted. This evaluation was done only for the primary dwelling and the proposed addition. Staff did not evaluate the existing addition as it is proposed to be removed.

FRONT

The east facing side (front porch) has approximately 175.5 square feet of fenestrations and 454.7 square feet of solid space (see Figure 14). The proposed east facing side (front porch) has approximately 175.5 square feet of fenestrations and 454.7 square feet of solid space (see Figure 15).

The existing east facing side (front porch) of the Phillips House has a centered Federalist entry with two windows on either side that are spaced approximately 3 feet and 3 inches apart to provide a symmetrical appearance. The proposed east facing side (front porch) of the Phillips House would continue to have a Federalist entry with two windows on either side that vary in spacing between approximately 4 feet to 3 feet but would retain the symmetrical appearance (see Figure 15).

Staff finds that based on the plans provided by the applicant, the symmetrical appearance of the east facing side (front porch) of the Phillips House would be retained. Additionally, based on staff calculation of square footage for fenestrations and solid space, the void space to solid space of the east facing side would remain substantially the same and would be visually compatible with the

traditional architectural character of the historic building to the extent possible. Therefore, staff finds the east facing side complies with this criterion.



Figure 14: Existing east facing side (front porch) of the primary dwelling.

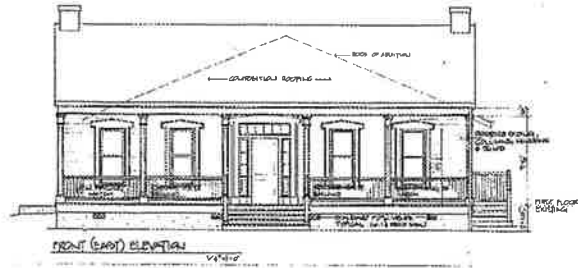


Figure 15: Proposed windows on the east facing side (front porch) of the primary dwelling.

SIDES

North Side of Historic Primary Dwelling:

The north side of the primary dwelling has approximately 70.7 square feet of fenestrations and approximately 329.1 square feet of solid space (see Figure 16). The north side of the primary dwelling contains approximately 21.5% of its total area as fenestrations.

The upper windows on the north side are approximately 11.7 square feet in size (approximately 2 feet 11 inches in width and 3 feet and 10 inches in length). The lower windows are approximately 23.3 square feet in size (approximately 3 feet 4 inches in width and approximately 6 feet 3 inches in length). The upper windows are approximately half the size of the lower windows.

The two upper windows are located approximately 2 feet 8 inches from the center of the ridge line on both sides. The two lower windows on the north facing side are located approximately 3 feet 3 inches from center of the ridge line on both sides. The applicant states the restoration and replacement of the windows on the primary dwelling would be of the same size as the existing windows.

North Side of Proposed Addition:

The north facing side of the proposed addition has approximately 62 square feet of fenestrations and approximately 253 square feet of solid space. (see Figure 17). The north side of the proposed addition would contain approximately 19.6% of its total area as fenestrations.

The kitchen door is approximately 16.6 square feet in size. The three kitchen windows are approximately 7.4 square feet in size each (22.1 square feet aggregately). The laundry room door is approximately 23.0 square feet in size. The set of three windows and the two doors on the new addition's north facing side are located approximately 1 foot 7 inches from the eave line. The spacing between the kitchen door and the windows is approximately 6 feet 5 inches. The spacing between the windows and the laundry room door is approximately 6 feet.

The total area of fenestrations on the proposed addition amounts to a modest decrease of approximately 1.9% from that found on the primary dwelling. The set of three windows are symmetrical and of the same size. The laundry room door is slightly larger than the kitchen door and contains a grid pattern containing 15 lights compared to 10 lights on the kitchen door. This difference can be forgiven, given that the two doors would be of compatible appearance in their multi-light windows achieved using the SDLs. In addition, the proposed doors and windows on the addition would be spaced from the eave line symmetrically and the spacing between each fenestration would be nearly symmetrical. The proposed kitchen door would lead to an exterior porch (see Figure 17). The applicant asserts that the small porch is consistent the traditional

character of early pioneer-era homes, as having side or back porches was common. The applicant provided several examples and pictures of other pioneer-era homes in Oregon with porches on the primary dwelling and new additions, such as the John Tait Farm in Lane County and the Jacob Conser House in Marion County. In the public hearing for LUD 21-11, the Planning Commission's discussion was heavily focused on the most visible elevations. Based on the plans provided, the north elevation is the most visible elevation of the new addition and can be seen from the Spring Valley Road. The fact that the north elevation on the new addition would be visible reinforces the importance of the façade being visually compatible with the primary dwelling. Based on the characteristics described above, although not perfectly symmetrical, the north elevation exhibits an appearance that is reminiscent of Classical Revival Architecture in its scale and proportions. The proposed porch is not uncommon for dwellings of this era and would not detract from the overall appearance of the primary dwelling. Therefore, staff finds that the north elevation is visually compatible and harmonious to that of the Phillips House and does not detract from the overall appearance and character of the historic building.



Figure 16: Existing north facing side of the Phillips House and addition.

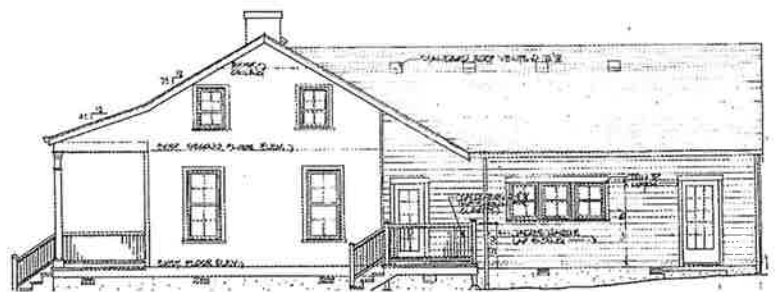


Figure 17: Proposed north facing side of the new addition.

South Side of Historic Primary Dwelling:

The south facing side of the primary dwelling has approximately 71.5 square feet of fenestrations and approximately 335.1 square feet of solid space (see Figure 18). The south side of the primary dwelling contains approximately 21.3% of its total area as fenestrations.

South Side of Proposed Addition:

The south facing side of the proposed addition has approximately 100 square feet of fenestrations and approximately 215 square feet of solid space (see Figure 19). The south side of the proposed addition would contain approximately 31.7% of its total area as fenestrations.

The French doors on the south elevation are approximately 76 square feet in size, the bathroom window is approximately 4.8 square feet in size, and the hallway door is approximately 19 square feet in size. The placement of fenestrations on the south side of the proposed addition would not be symmetrical. All of the fenestrations would abut the eave line. The spacing between the French doors and the bathroom window is approximately 4 feet 5 inches and the spacing between the bathroom window and the hallway door is approximately 4 feet 7 inches.

The total area of fenestrations on the proposed addition amounts to an increase of approximately 10.4% from that found on the primary dwelling. There is only one proposed window on the right side of the new addition that is not balanced with a window on the left side (see Figure 19). Although the south elevation would not be symmetrical, the spacing between the fenestrations would be nearly uniform. All fenestrations would contain a wood muntin grid pattern formulated using SDLs. The grid pattern on the French doors and sidelights would contain 15 lights each, matching the size and pattern of the hallway door. The intent of this review is to ensure that the components on the proposed addition would exist harmoniously with the primary dwelling and would not detract from the overall character of the architecture. In the Public Hearing for LUD 21-

11, the Planning Commission emphasized the importance of ensuring that the most visible elevations would not compromise the visual integrity of the dwelling. Based on the previous plans submitted with LUD 21-11, the applicant was proposing a two-story rear addition that would have been visible from all angles and far more distracting than what is being proposed in this application. As discussed in this report, the south elevation of the proposed elevation has limited visibility. With that in mind, staff finds that so long as the materials on the proposed windows and doors on the south elevation of the addition match those of the primary dwelling, as proposed, the south elevation would be visually compatible and harmonious to that of the Phillips House and would not detract from the overall appearance and character of the historic building.



Figure 18: Existing south facing side of the Phillips House.

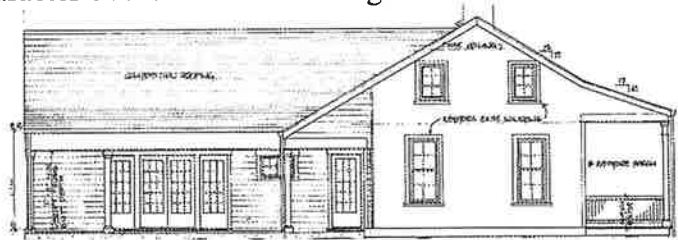


Figure 19: Proposed south facing side of the new addition.

REAR

Historic Primary Dwelling:

The original square footage of fenestrations for the rear (west facing side) of the primary dwelling is unknown because it was replaced with the existing addition. The applicant is proposing a set of French doors on the rear of the primary dwelling that would be located under the covered patio, adjacent to the hallway door on the on the south side of the proposed addition. The proposed French doors and sidelights would be approximately 39.7 square feet size. The French doors would contain a wood muntin grid pattern formulated using SDLs with a grid pattern of 15 lights each, matching the pattern and nearly matching the size of the French doors found on the south elevation of the new addition.

As seen in Figure 18 above, the existing portion of the primary dwelling that is still exposed appears to contain one single leaf door and shows no resemblance or character of the Classical Revival architecture design that can be found on the rest of the primary dwelling. For this reason, staff finds that as proposed, the French doors would be visually compatible and harmonious to that of the Phillips House and would not detract from the overall appearance and character of the historic building, so long as they are made using the same materials as those found on the other fenestrations of the dwelling.

Proposed Addition:

The rear (west facing side) of the proposed addition has approximately 34.4 square feet of fenestrations and approximately 449 square feet of solid space (see Figure 20). The rear elevation of the proposed addition would contain approximately 7.1% of its total area as fenestrations.

The double-hung laundry room window is approximately 5.8 square feet in size, the master bathroom window is approximately 15.9 square feet in size, the set of three (3) master bedroom windows are each approximately 3.2 square feet in size (9.6 square feet aggregately), and the vent is approximately 3.1 square feet in size. The laundry room window is located approximately 12 feet 5 inches from the center of the ridge line. The master bathroom window is located approximately 3 feet 2 inches from the center of the ridge line on the same side as the laundry room window. The leftmost window on the triple set of master bedroom windows would be in line with the center of the ridge line. The spacing between the laundry room window and the master bathroom window is

approximately 3 feet 8 inches. The spacing between the master bathroom and master bedroom windows is approximately 3 feet.

The west elevation on the new addition is not symmetrical. Each window is sized differently and not spaced evenly from the center of the ridge line. All fenestrations would contain a wood muntin grid pattern formulated using SDLs. Much like the south elevation of the new addition, the rear elevation would have no visibility from Spring Valley Road. Based on the previous plans submitted with LUD 21-11, the applicant was proposing a two-story rear addition that would have been visible from all angles and far more distracting than what is being proposed in this application. As proposed, this is no longer the case, as the west elevation would have no visibility from the road due to its height and placement; therefore, it is of less importance that the west elevation replicate the symmetry and spacing features found on the primary dwelling. With that in mind, staff finds that by using the same materials on the proposed windows and doors on the west elevation of the addition as those used on the primary dwelling, as proposed, the west elevation would be visually compatible and harmonious to that of the Phillips House and would not detract from the overall appearance and character of the historic building.



Figure 20: Proposed west facing side of the new addition.

As shown in the figures above, the applicant has proposed a single-story rear addition as opposed to a two-story rear addition. The roofline of the proposed addition would be connected to the ridge of the Phillips house using an over framing technique that would include seamless tie-ins and the addition of valleys on the north and south sides. Although the new addition would be connected on the second floor, the proposed addition would not exceed the height of the Phillips House and would not be visible from any additional angles, specifically from the front elevation, which was the primary concern expressed by the Planning Commission in the public hearing for LUD 21-11. The single-story rear addition would address the home’s functional needs by providing a kitchen, a bedroom, bathrooms, and a laundry room. The applicant provided examples of other additions to pioneer-era homes to demonstrate that it was common for these homes to be added on to over time, and they usually consisted of a single-story rear addition, as seen in the existing addition of the Phillips House.

The National Parks Service provides guidance regarding additions, stating “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” Based on a conversation with the Polk County Building Official, the proposed addition would be free-standing and would not leave the Phillips House impaired if it were to be removed in the future. As proposed, the addition would not visually impact the integrity of the Phillips House as the new addition would not be visible from more angles than the existing addition and could leave the spare and severe lines of the Phillips House unadulterated. With the addition not perceived as being taller than the primary dwelling, a new rear addition would not detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style. When the facts described above are taken together, staff finds that the application demonstrates compliance with this criterion. As proposed, the new addition would not

impact the visual integrity of the Phillips House and would be consistent with the Classic Revival architecture.

F. Materials and Texture. The materials and textures used in the alteration of addition shall be visually compatible to the extent possible with the traditional architectural character of the historic building. [PCZO 183.050(B)(6)]

Findings: As discussed earlier, the applicant is proposing to replace the existing black composition roof with a new black composition roof. Staff reviewed the National Register and did not find reference to the roofing material. However, according to the Polk County Historic Inventory, the roofing material was composition. Based on a photograph of the Phillips House from 1970, it appears the roof consists of black composition. While it is likely that the original roofing material was wood shake, that is conjecture. Therefore, staff finds that since the Phillips House was still inventoried into the National Register, the Polk County Inventory, and the Statewide Inventory with a composition roof, the applicant's proposal of a new black composition roof is reasonable.

The applicant is proposing to replace all the windows on the historic dwelling with new Marvin wood windows supplied from Marvin's Signature Ultimate line. The windows on the new addition would also be Marvin wood windows. Based on photographs of the Phillips House provided by the applicant, the existing windows on the front façade have wood mullions between each light that provide texture and dimensionality. According to the materials list provided by the applicant, the front façade windows would be replaced with matching double-hung wood windows that would replicate the original wood windows. The historic hoods and trim boards would be reused and restored where possible with in-kind materials and matching dimensions. The applicant states that the wood windows would be of original size, shape, material, and color of the historical components. Staff believes that installing windows supplied from Marvin further demonstrates that the applicant is clearly making an attempt to maintain the integrity of the front façade and preserve the historical significance of the structure so far as practicable, as Marvin has extensive experience in navigating historic rehabilitation projects and NPS guidelines. When the facts above are taken together, staff finds that as proposed, the double-hung Marvin Wood windows on the front façade would ensure that the materials and textures used would be visually compatible to the extent possible with the Classical Revival architecture of the dwelling. Therefore, staff finds that the application complies with this criterion.

On the north, west, and south elevations of the historic dwelling and existing addition, the existing windows use wood muntins with grid patterns. As discussed above, the applicant is proposing Marvin wood windows for all windows on the Phillips House and the new addition. The historically narrow sightlines of the wood muntin grids on the existing windows would be replicated by using insulated windows with SDLs. The applicant states that a true divided-lite window with insulated glazing would be much bulkier than an SDL because the muntins must actually support the glass, therefore, compromising the historical integrity of the windows' visual aesthetic and dimensionality. SDLs offer a way to replicate the historical integrity of windows. While they may not provide the exact texture of the existing wood muntins, they still offer the authenticity to the look and feel of the historic windows. SDLs are designed to look like individual pieces of glass, even though they are actually a single pane. This gives the windows a classic look that is reminiscent of traditional windows and can be customized to ensure that the final product matches the exact style of the Phillips House, ensuring that the historic integrity and design would be preserved. Staff finds that as proposed, the Marvin wood windows containing SDLs would ensure that the materials and textures used would be visually compatible to the extent possible with the original materials and Classical Revival architecture of the dwelling. Therefore, staff finds that the application complies with this criterion.

Based on the applicant's statements, photographs, and plans submitted with this application, the existing addition currently contains three single wood man doors. Based on the photographs provided by the applicant, the existing man doors appear to be plain wood doors without shadow lines provided by features on the door, just by the trim. In the submittal for LUD 21-11, the applicant proposed a set of French doors on the north elevation. In the review of LUD 21-11, staff found that the applicant did not provide any evidence that the proposed French doors are a common

element of Classical Revival architecture. The Planning Commission concurred with staff, noting that the north elevation of the addition is highly visible to the road and that French doors would compromise the visual integrity of the architecture.

To address this, the applicant is proposing two (2) single-leaf wood doors on the north elevation of the new addition, one of which would lead to a small porch. In addition, the applicant is proposing to install wood French doors on the rear elevation of the primary dwelling and the south elevation of the new addition. The material list and narrative provided by the applicant indicates that both sets of the proposed French doors and the single-leaf doors would have a muntin grid pattern that matches the proposed Marvin wood windows using double-paned insulated glass and SDLs. The applicant agrees with the Planning Commission that the use of French doors would not be appropriate on the most visible elevations; however, the applicant asserts that the use of French doors on the back of the primary dwelling and the south elevation of the new addition would not be incompatible with the dwelling's Classical Revival architecture due to the fact that these doors would have limited visibility. As previously discussed, the applicant contends that compatibility does not mean that historic features must be replicated or matched, but rather new components should exist harmoniously and without conflict with historic features; therefore, the doors and windows used on the addition need not exactly replicate what would be found on an 1853 vernacular to achieve "visual compatibility." The addition can instead achieve compatibility by using the same siding, period-appropriate trim, and wood windows with the same grid pattern as the other windows and doors. Staff finds that although French doors are not a common element of Classical Revival architecture, so long as the proposed French doors on the south elevation of the new addition and the west elevation of the primary dwelling use the same materials and grid pattern as the other windows and doors on the rest of the dwelling, they would not compromise the traditional architectural character of the dwelling.

As discussed previously, the applicant is also proposing to replace wood siding with Cedar lap siding, which is a wood siding, for both the primary dwelling and the proposed addition. It is unclear if the proposed wood siding would be beveled in order to maintain the historic texture of the Phillips House. If this application were to be approved, to ensure this textural aspect of the Phillips House would be maintained, staff recommends a condition of approval that the new siding be beveled. The applicant states that the existing reveal for the siding is not cohesive throughout the Phillips House. The siding fluctuates between a 6 inch reveal, a 5.5 inch reveal, and a 7 inch reveal. The applicant is proposing a cohesive reveal for the proposed siding of 6 inches. Staff finds that a slight alteration to the length of reveal in the siding in order to obtain a single cohesive reveal is reasonable because the proposed change in reveal would not change the type or style of siding and a 6 inch reveal would split the difference between the existing reveals for cohesion. If this application were to be approved, in order to ensure the siding reveal would be constructed as presented in this application, staff recommends a condition of approval that the new siding reveal shall be 6 inches.

G. Signs, Lighting and Other Appurtenances. Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings and landscaping shall be visually compatible with the traditional architectural character of the historic building.
[PCZO 183.050(B)(7)]

Findings: In the submittal of LUD 21-11, the applicant indicated that the Phillips House currently does not have any exterior lighting. The applicant previously proposed recessed can lighting on the ceiling of the porches, along with farmhouse sconces. Staff found that it was unclear where the proposed lighting would have actually been installed. In addition, staff found that it was unclear how the proposed farmhouse sconces would be visually compatible with the traditional architectural character of the historic building. The applicant did not indicate a specific lighting style or installation locations for staff to evaluate in LUD 21-11. As a result, staff found that the proposed lighting did not demonstrate compliance with the criteria. Nevertheless, staff believes that it is reasonable to permit exterior lighting in order to reduce safety hazards.

Based on the applicant's narrative for this application (LUD 22-79), the applicant has revised their proposal and is no longer proposing to install exterior lighting on the Phillips House or the new addition. Staff reviewed the plans submitted with building permit 687-20-001429-STR and

confirmed that there is no depiction of exterior lighting. The Polk County Building Division provided comments indicating that lighting is required on the exterior side of all entrance and exit doors per Section 210.70(A)(2) of the Oregon Electrical Specialty Code (OESC). However, as this dwelling is a historic building, all repairs, alterations, and additions can be based on the design of the code the building was constructed under, as long as the hazard is not increasing, pursuant to Section 118 of the Oregon Residential Specialty Code (ORSC). If this existing building did not have exterior lighting at the doors, then exterior lighting would not be required. Based on the comments provided by the Building Division, staff finds exterior lighting would not be required.

Based on the applicant's narrative, improvements would be made to the landscape surrounding the dwelling, which would include planting low shrubs and flower beds in front of the dwelling and a grass yard surrounding the dwelling. In addition, the applicant is proposing to replace the existing electrical fence with a new fence that the applicant states would be more consistent with the style of the home. The applicant is also proposing to replace the existing chain link gate with a remote operated gate entry system. A sign would be mounted on the outside of the gate to indicate the historical significance of the dwelling. The applicant is also proposing to establish a paved circular driveway with access and turnaround space. Staff finds that the proposed improvements would be consistent with the traditional architecture of the dwelling and would not detract from importance of the Phillips House as a rare example of an early building type and as an example of the Classical Revival style.

IV. CONCLUSIONS

Based on the Review and Decision Criteria above, the application complies with the standards for exterior alteration of an historic building identified in the Polk County Comprehensive Plan Inventory of Historic Sites.

The purpose and intent of the Polk County Comprehensive Plan Inventory of Historic Sites implementing criteria is to promote the historic, educational, cultural, economic and general welfare of the public through the preservation, restoration and protection of buildings, structures and appurtenances, sites, places and elements of historic and archaeological value and interest within Polk County. The John Phillips house is one of the diminishing number of structures dating from Oregon's pioneer and territorial days. Therefore, its preservation and protection is of important value and interest within Polk County and Oregon.

Being listed as a local landmark imposes limitations on exterior alterations and additions. However, it also provides opportunities not otherwise afforded to property owners within the EFU zone. A dwelling listed on the Polk County Historic Inventory and on the National Register of Historic Places which has been partitioned from the farm tract as provided by ORS 215.263(9)(b), may be replaced on a portion of the farm tract resulting in two lawful dwellings on separate parcels. This provides an opportunity for the owner of a historic landmark to partition the landmark and build their dream house on another portion of their property without the limitations imposed on historic landmarks. These opportunities are intended to provide additional flexibility and incentive to preserve, protect and restore these important landmarks.

The current condition of the Phillips House has deteriorated since its inclusion in the Polk County Historic Inventory and the National Register. In order to maintain the cultural and historic value that the Phillips House provides to Polk County and balance the needs of the intended occupants, some alterations and tradeoffs may be required. This certainly outweighs the cultural and historic loss from losing a significant landmark to abandonment, disrepair and neglect. However, alterations must allow the landmark to retain its historic integrity, or it could simply become a modern building designed to imitate some historic elements.

Staff believes that as proposed, the new addition and renovation of the historic primary dwelling would comply with the applicable criteria and would allow the preservation and restoration of the historic landmark, and beneficial occupancy.

The applicant has demonstrated the difficulty of maintaining some of the historic elements of the Phillips House. Staff contacted Oregon State Historic Preservation Office (SHPO) for information

about programs that help owners of historic properties. SHPO directed staff towards tax incentives that the property may be eligible, along with the Preserving Oregon Grant which is available to private property owners. In addition, resources are available through non-profit organizations such as Restore Oregon. Staff recommends that if the property owners have any questions about the programs available to contact the Oregon SHPO.

V. RECOMMENDATIONS

Based on the evidence submitted, staff recommends the Planning Commission **approve** the proposed exterior alterations to the Phillips House. Appeals to the Land Use Board of Appeals (LUBA) may only be based on Review and Decision Criteria contained in Section III, above.

VI. ATTACHMENTS

Attachment A-1: Applicant's Plot Plan

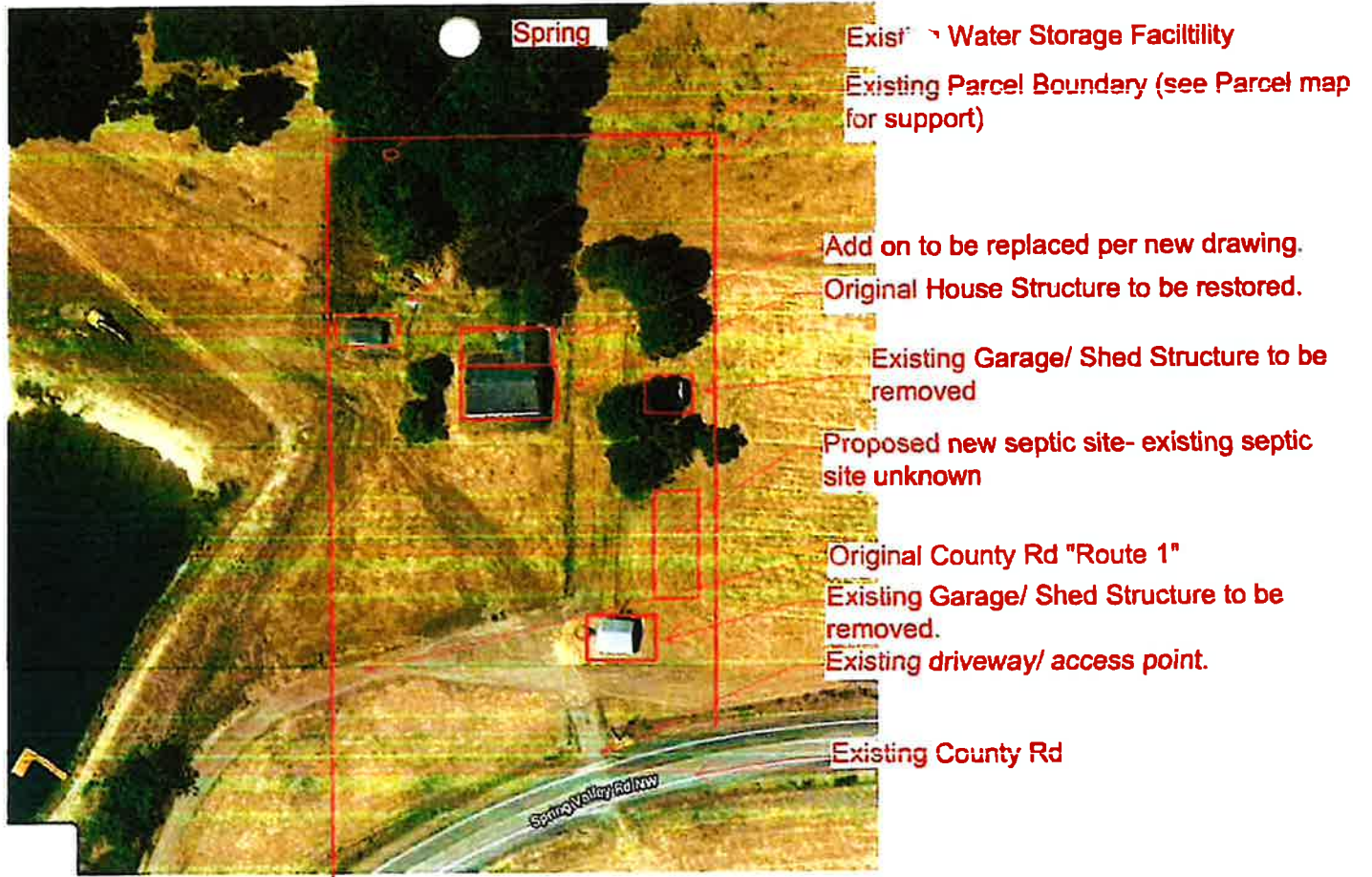
Attachment A-2: Subject Property Map

Attachment B: Applicant's Submittal: April 14, 2023-May 4, 2023

Attachment C: Architectural Drawings

Attachment D: Inventory Forms

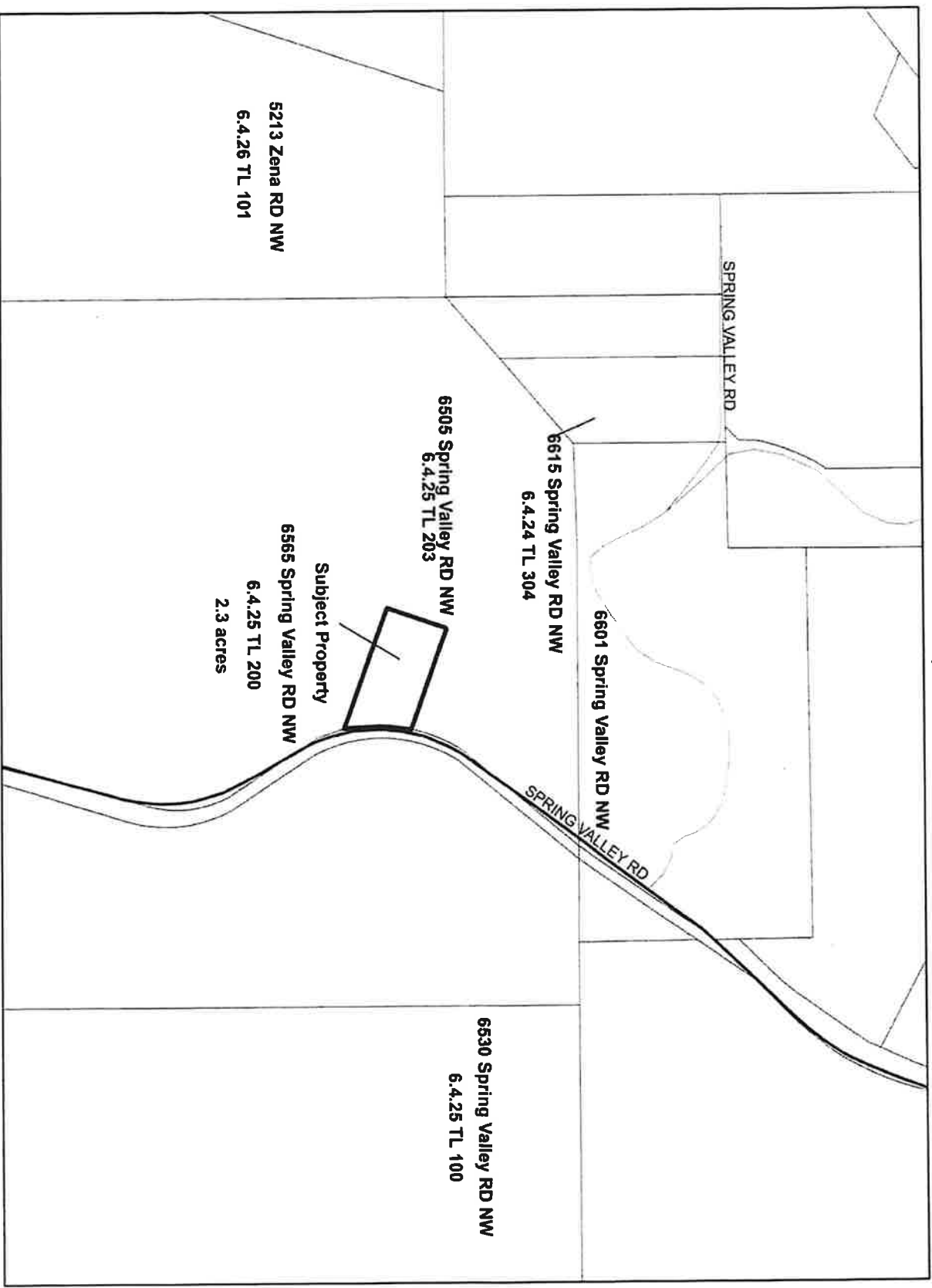
Attachment E: Ord. 92-5



6565 Spring Valley Rd
Salem, OR 97304

STAFF MAP (LUD 22-79)

ATTACHMENT A-2



Date: 5/5/2023

This map was produced from the Polk County geographic databases to support its governmental activities. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. The county is not responsible for any map errors, possible misuse, or misinterpretation. To report a map error, please call (503)623-0713.



Knudson, Eric <knudson.eric@co.polk.or.us>

6565 Spring Valley Rd

Curry, Blaine <curry.blaine@co.polk.or.us>

Wed, May 10, 2023 at 9:12 AM

To: Austin McGuigan <mcguigan.austin@co.polk.or.us>, Sidney Mulder <mulder.sidney@co.polk.or.us>, "Knudson, Eric" <knudson.eric@co.polk.or.us>

Good morning.

I have received revised plans for the house at the above address. From this review the building still appears to be an alteration to the exterior of this historic house.

For your information the following items are what is required to complete the review of this new revision.

Based on the new plans submitted

- 1) Submit truss engineering and layout. (ORSC R802.10)
- 2) Select (2) additional measures from Table N1101.1(2) of the ORSC
- 3) Provide engineering or wall bracing calculations for new openings in the existing 2 story side of the building.
- 4) Revise GB wall bracing for single sided and not 2 sided or provide details for double sided GB. (ORSC R602.10)
- NOTE: wall bracing types cannot be intermixed unless allowed per Section R602.10.4.1 of the ORSC
- 5) Verify that these revisions meet the requirements for historical building registration. (ORSC R119.1)
- 6) Provide lateral engineering for patio cover over 6' from the braced wall line. (ORSC R301.2.2.6 #2)

Please let me know if you have any questions.

Best,

Blaine Curry
Building Official
Community Development
Polk County



Knudson, Eric <knudson.eric@co.polk.or.us>

FWD: Historic House Plans 6565 Spring Valley Rd NW Salem, OR 97304

Haley Norwood <haley@cascaderooingsalem.com>
To: "Knudson.eric@co.polk.or.us" <Knudson.eric@co.polk.or.us>

Fri, May 5, 2023 at 10:19 AM

Haley Knieling- Slaughter, CPA

503-363-4823 | haley@cascaderooingsalem.com | cascaderooingsalem.com



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From: "Haley Norwood" <haley@cascaderooingsalem.com>
Date: Thu, May 4, 2023 2:46 pm
To: "curry.blaine@co.polk.or.us" <curry.blaine@co.polk.or.us>
Subject: Historic House Plans 6565 Spring Valley Rd NW Salem, OR 97304
Hi Blaine,

Emailing over the plans and calculations for our historic home at 6565 Spring Valley Rd NW.

Thank you for accepting plans by email and just let me know if you need anything else. Please send me a quick email back if you can confirming your receipt.

Thanks,

Haley Knieling- Slaughter, CPA

503-363-4823 | haley@cascaderooingsalem.com | cascaderooingsalem.com



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3 attachments

 **Knieling_BeamCalcs_2.pdf**
4565K

5/5/23, 11:17 AM

co.polk.or.us Mail - FWD: Historic House Plans 6565 Spring Valley Rd NW Salem, OR 97304

 **Knieling_John Phillips_2023 Revision.pdf**
4942K

 **Knieling_Lateral Analysis_Single Story.pdf**
56K

5/5/23, 11:16 AM

co.polk.or.us Mail - Correspondence



Knudson, Eric <knudson.eric@co.polk.or.us>

Correspondence

Knudson, Eric <knudson.eric@co.polk.or.us>
To: "hknieling13@georgefox.edu" <hknieling13@georgefox.edu>

Fri, May 5, 2023 at 10:03 AM

Haley,

Per our conversation, can you please forward me the email you sent to Blaine.

Thank you!

Eric Knudson, Associate Planner

Polk County Community Development
850 Main St. Dallas, OR 97338
(503) 623-9237
Knudson.eric@co.polk.or.us

RECEIVED
APR 14 2007

RECEIVED
APR 14 2007

POLK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION
LAND USE PERMIT APPLICATION

COMPLETED BY STAFF	
Received By: _____	<input type="checkbox"/> Conditional Use <input type="checkbox"/> Comp. Plan Amendment
Date Submitted: _____	<input type="checkbox"/> Farm Dwelling <input type="checkbox"/> Replacement Dwelling
Application No.: _____	<input type="checkbox"/> Forest Dwelling <input type="checkbox"/> Variance
Fee: _____	<input type="checkbox"/> Land Use Determ. <input type="checkbox"/> Zone Change
Fee Paid: _____	Staff Notes:
Receipt No.: _____	

Please type or clearly print all of the requested information below.

I. APPLICANT

Name Haley Knieling- Norwood
Address PO Box 5113
City Salem State OR Zip 9730
Daytime Phone 503-507-5716 (Haley)

II. OWNER(S)

Name David & Rebecca Knieling
Address PO Box 5113
City Salem State OR Zip 9730
Daytime Phone 503-932-2198 (Dave)

III. PROPERTY

Location or Address 6565 Spring Valley Rd Salem Tax Acct. No. 266194 Acreage 271
Township Salem; Range _____; Section(s) _____; Tax Lot(s) 266194
Comp. Plan Designation Agricultural Zone Exclusive Farm Use
School District: Salem SD 32J Fire District: Spring Valley RFPD
Water Service Type: Existing Spring System Sewage Disposal Type: Septic

IV. REQUEST SUMMARY (Example: "To establish a small tract template dwelling in the TC Zoning District.")

To restore existing single family residence to liveable condition by restoring entire front elevation (and attached rooms) and replacing existing single story add on with a two story add on that is consistent in style to the existing front elevation.

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Polk County Subdivision and Partition Ordinance (PCSO) and/or the Polk County Zoning Ordinance (PCZO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request.

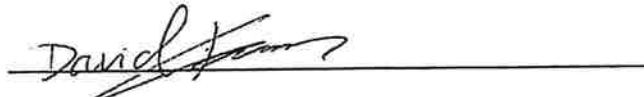
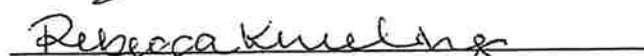
The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.

An incomplete application will postpone the decision, or may result in denial of the request. *Please mark the items below to ensure your submittal is complete.*

Application Check List

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection. N/A- Must be self created.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable) N/A- not in a floodplain.
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Polk County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is a twelve (12) day appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Polk County Community Development Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

Signatures of owners that appear on deed and/or authorized agent
*If signed by an agent, owner's written authorization must be attached.

PLEASE NOTE: THIS APPLICATION MUST BE RETURNED IN PERSON.



CONTINUUM

CONTINUUM PRESERVATION CONSULTING, LLC

April 13, 2023

Polk County Community Development
Polk County Courthouse
Dallas, Oregon 97338

RE: LUD 22-79, Phillips House - 6565 Spring Valley Road NW, Salem

To Whom it May Concern:

Thank you for the opportunity to provide the revised application materials pertaining to the rehabilitation of the Phillips House at 6565 Spring Valley Road NW in Salem.

I would like to take a moment to introduce myself. My name is Jessica Engeman and the Knielings retained me as a historic preservation consultant to assist them in evaluating the scope of their project for conformance with best practices in historic preservation and to provide my expertise in preparing these land use materials. I have a background working with pioneer-era properties, including being the co-author for Restore Oregon's special report *Resolving Functional Obsolescence: Securing the Future of Oregon's Pioneer-Era Properties*. The report detailed the unique challenges that early settlement properties in Oregon face and discussed some of the ways that they may be adaptively reused. The goal was to ensure these properties could enhance and retain economic value and, therefore, be maintained for generations to come.

This revised land use review submittal updates several things that Staff found to be missing, unclear, or incompatible in the previous submittal. These include the following updates and clarifications, which now fulfill the criteria necessary to approve this application:

- All windows on the building will be wood and from Marvin's Signature Ultimate line—known for its quality and historic sightlines. Product cutsheets are enclosed for all windows.
- All doors will also be wood. Product cutsheets are enclosed. Like the windows, these have simulated-divided lights with a wood muntin grid. Product cutsheets are enclosed for all doors except for the front door which will be restored because it is in salvageable condition.
- The kitchen French doors have been changed to a single-leaf backdoor to improve the addition's compatibility on this more visible elevation. In the response to *Approval Criterion #4 – Visual Integrity of Structure*, there is further discussion about the compatibility of French doors and discussion regarding the hierarchy of compatibility when alterations are on secondary elevations that have less visibility.
- The roofline on the addition has been pulled back on the north side so that it no longer extends past the historic house.
- All siding will be real wood siding with a six-inch reveal.

- The historic precedent for non-symmetrical window and door placement on secondary elevations is discussed in *Approval Criterion #3 – Bulk*. Further, an attachment is provided with pictures of additions on other pioneer-era homes of the same style demonstrating that most do not have rigorous symmetry beyond the front part of the home.
- The historic precedent for the small kitchen side porch is discussed in *Approval Criterion #5 – Scale & Proportion*, as side porches can be found on pioneer-era homes.
- Staff raised concerns in a discussion with Haley Slaughter regarding how the addition would both be compatible but also differentiated, and not create a false sense of historical development. This is addressed in *Approval Criterion #4 – Visual Integrity of Structure*.
- Additional exterior lighting is not proposed.
- Staff noted the architect's stamp was expired. The date under the stamp is the date that the drawings were issued and unrelated to the stamp. Structural engineers date their stamps, which is what may have resulted in this confusion.
- There was a request for additional engineering; however, per a telephone call on January 30, 2023 between Haley Slaughter and Blaine Curry (Building Official), the truss engineering and layout as well as revised engineering for the addition can be submitted with the building permit after land use approval is obtained.

The materials being submitted with this cover letter include the following documents:

- Phillips House Land Use Narrative & Approval Criteria Responses
- Architectural Plans
- Phillips House Photos
- Photos of Pioneer-Era Additions in Oregon
- Window Cutsheets
- Exterior Door Cutsheets
- Marvin Windows Historic Brochure

Thank you in advance for your time in reviewing these revised application materials. The Knielings are excited to complete this land use review and begin the work that will restore this important piece of Oregon's history. Should you have any questions regarding this application, please direct those questions to them.

Sincerely,



Jessica M. Engeman
Historic Preservation Specialist

John Phillips House - Land Use Narrative

Historic Background

The house at 6565 Spring Valley Road was built in 1853 by Oregon pioneer and carpenter John Phillips, who had secured a donation land claim six years prior in Spring Valley outside of Salem. He constructed the house after returning from a gold-mining expedition to California and it was subsequently enlarged several times to accommodate his family over the years. The Phillips House is one of a handful of historic resources still standing in Polk County that date from the 1850s. It was listed in the National Register of Historic Places in 1976.

Description of the Land

Facing east, Phillips House sits at the base of a low hill on a 2.34-acre rectangular parcel that includes four existing buildings: the house, two garage-type storage sheds, and one modern structure that houses a pump and storage tank. One of the storage sheds behind the house runs into the hill. There is existing vehicular access to the dwelling from Spring Valley Road.

The northwesternmost corner of the property is forested with oak trees, covering approximately 14,000 square feet of the parcel. There are four to six trees interspersed throughout the remainder of the property, which is wild grass or dirt trails from cattle. The land not occupied by structures or trees has been primarily used for cattle containment over the past fifteen years.

Description of the House

The Phillips house is a 1½-story balloon-framed house with wood lap siding. The National Register nomination describes the house's style as "carpenterly" Classical Revival and notes that it is spare with "timid proportions" compared to other Classical Revival homes built in the Willamette Valley. Examples of such houses would include the John Ainsworth House (Oregon City), the Jacob Conser House (Jefferson), the Bybee-Howell House (Sauvie Island), and the Sam Brown House (Gervais). Indeed, the structure reads primarily as a vernacular-style house with Classical Revival details incorporated on the front façade. These include slender boxed columns with capitals visually supporting an architrave at the roofline comprised of two fascia boards. The centrally-placed front door with sidelights and transom as well as the symmetry of the front windows are further characteristics of the Classical Revival style. The one-over-one windows on the front façade have a formal appearance given that they feature slightly pedimented hoods and a built-up trim surround.

The gable ends (side elevations) have closed, non-overhanging eaves with a narrow vergeboard. There is a modest eave return at the corners with the front facade, which is the primary character feature of the Classical Revival style on these elevations. Here, the windows have a six-over-six pattern and have a narrow trim surround. There are also two brick chimneys near each gable end that are only exposed above the roofline.

Inside, the house originally featured a parlor and dining room off a central corridor with a steep set of stairs to the low-head-height attic with two bedrooms. Likely there was originally a kitchen room off the dining room that was replaced when the subsequent additions were made. Over time, the parlor became a bedroom with a bathroom added on. The two end bays of the front porch were filled in to create small sleeping cubbies. A kitchen, dining room, pantry, laundry room, and mudroom are also part of the haphazard rear additions that create an L-shaped extension off the back of the original house.

Condition

The house is in extremely poor condition, as it has been vacant since 1981. All wood building components that have had exposure to the elements are significantly deteriorated including the siding, windows,

columns, and trim boards. The front porch is structurally unsound and has partially collapsed. The stone foundation piers are also unstable, causing noticeable settling in the southwest corner. The roof is not weather-tight and the mortar is deteriorated at the brick chimneys. There are no working building systems (heat, electricity, plumbing) within the house.

Proposed Restoration and Rehabilitation Work

The goal of this historic preservation project is to restore the historic part of the building while also making the house safe and functional for present-day living. Doing so will give the structure economic value and, therefore, better ensure its ongoing preservation into the future.

As part of the restoration, the porch infill cubbies will be removed to return the porch to its original appearance. The six rotted wood columns will be rebuilt to match the historic condition. The porch structure and flooring will be rebuilt with wood, as they are beyond repair. The front door and surround have been somewhat sheltered from the elements, so every effort will be made to repair and preserve these original elements. If non-repairable components are discovered, any replacement will be done in-kind.

The front façade windows will be replaced with matching one-over-one wood windows and the front door package will be reused. Where possible the historic hoods and trim boards will be reused and restored. When rotted wood needs to be replaced, this will be done in-kind, matching all dimensions. On the side elevations, the windows will be replaced with six-over-six wood windows and trim that matches the existing.

All wood siding will be replaced with new painted cedar siding with a six-inch reveal. The existing composition shingle roof will be replaced with a new composition shingle roof.

Because the existing foundation is failing, the house must be raised to pour a new concrete foundation. Other structural stabilization work will also be done, including rebuilding the existing walls around both fireplaces.

New Addition

The rear additions will be removed to allow for the construction of a new addition that will provide the necessary functionality for the home. The proposed plan preserves the integrity of the existing historic structure by retaining the two original living spaces accessed from a central corridor in the 1853 portion of the building. The addition addresses the home's functional needs by providing a kitchen, a bedroom, bathrooms, and laundry room. This is especially important given that the attic cannot be used for habitable space because the head-height is not code-compliant. Less than 1000 sf, the addition will allow the Phillips House to function as a modestly-sized single-family home. Also of note, the dimensions of the addition are, in part, driven by the historic home's proximity to the hillside behind it, which contains the spring. The addition cannot, for instance, be made longer and less wide, as excavation of the hill must be minimized.

Building Systems

The original dwelling used the spring for a water source. Since the owners purchased the property, the water collection and pump system at the spring have been reconstructed to provide water to the neighboring residence at 6505 Spring Valley under the same ownership. The Phillips House will be replumbed and attached to this updated pump and water storage source so that both dwellings will be able to retrieve water from the spring. The spring storage and pump house (built in the last 15 years) will be finished with siding and roofing materials to match the house. A new septic system is also planned as part of this project. See the enclosed map detailing the location of the proposed new septic site. Lastly, a new electrical service will be brought to the property.

Outbuildings

The two non-historic garage/shed structures on the property are not currently in use and both will be removed as part of this project.

John Phillips House Approval Criteria Responses - Chapter 183.050

1. **Retention of Original Construction.** *So far as practicable, all original exterior materials and details shall be preserved.*

Materials on the original portion of the Phillips House are 170 years old and have been significantly impacted with rot, decay, and/or insect damage. The enclosed photos clearly demonstrate the building's level of deterioration. The wood siding and windows are beyond repair and must be replaced. Other porch elements may not be salvageable for use in reconstruction, though attempts will be made to reuse all salvageable historic fabric. All materials replaced will be done so in-kind as recommended by the Secretary's Standards of Historic Rehabilitation. The original size, shape, material, and color will be matched. Specifically, this includes the following:

- Lap siding will be replaced with new painted cedar lap siding that has a 6" reveal.
- Windows will be replaced with new Marvin wood windows from their Signature Ultimate line. Marvin windows are commonly used on SHPO- and NPS-reviewed historic rehabilitation projects because of their superior quality and closely-replicated sightlines.

Important to achieving the historically narrow sightlines for the muntins, is the use of simulated-divided lights (SDLs). SDLs use a spacer bar in between the double-pane glazing and then apply a wood grid on the exterior and interior side of the glass. Because the grid is not "structural" (that is, it is not supporting the weight of the insulated glazing), the muntins can be made the same narrow width as those on the historic single-paned window. A true divided-lite window with insulated glazing is much bulkier because the muntins must actually support the glass and, therefore, are not considered historically compatible.

The enclosed Marvin brochure provides several case studies of historically significant projects where their replacement windows have been used.

- Trim that is beyond repair will be replaced with new trim, matching original materials and dimensions.
- Porch columns and other porch elements have significant rot and will be rebuilt in-kind, salvaging materials where possible.
- The front door and surround will be repaired.

This criterion specifically notes that preservation is required insofar as it is "practicable." Every effort will be made to preserve original materials and features; however, because the house is so deteriorated, it would be impractical to attempt to retain wood that is rotted and failing. This criterion is therefore met.

2. **Height.** *Additional stories may be added to historic buildings provided that: (a) The additional height complies with requirements of the building and zoning codes; (b) The additional height does not exceed that which was traditional for the style of the building; (c) The additional height does not alter the traditional scale and proportions of the building style; and (d) The additional height is compatible with adjacent historic buildings.*

This criterion pertains to adding additional stories to a historic building. No additional stories are proposed to be added to the Phillips House. A one-story addition will replace the existing one-story addition behind the original house structure. The new addition will not exceed the height of the original portion of the house and the height is therefore compatible with the historic building.

This criterion is therefore met.

3. **Bulk.** Horizontal additions may be added to historic buildings provided that: (a) The bulk of the addition does not exceed that which was traditional for the building style; (b) The addition maintains the traditional scale and proportion of the building style; and (c) The addition is visually compatible with adjacent historic buildings.

A horizontal addition will be added behind the existing house, replacing the existing rear L-shaped addition. The present-day addition is approximately 27' deep on the north side. The new one-story addition is 31' deep on the north side—only a 15% increase in depth. Further, it is consistent with the bulk of an addition that could be found on a building of this period. The enclosed document "Pioneer-Era Home Additions" provides images of additions on early Oregon settlement homes that are of the vernacular and Classical Revival styles. A few thumbnails are provided here:



These images and the others in the attachment demonstrate several things:

- It was common for early homes in Oregon to be added onto over time just as the John Phillips house was.
- These additions are typically one-story tall. Most often they are at the rear of the house, but sometimes they were to the side. Rear additions were sometimes flush with one or both side elevations of the original home, or sometimes they were set back.
- Side access doors with covered, uncovered, or enclosed porches were not atypical.
- Even for homes that were more "high style," additions were not typically constructed with the same level of detail and character-defining features of the style. Put another way, the stylistic formality and symmetry that is found on the original front and side elevations is not continued onto the addition. Additions were most often vernacular and simple in their stylistic presentation. Along with their scale and placement, this is what visually differentiates them as an addition. However, the basic material palette from the original house is typically continued to ensure overall compatibility and harmony. This included using the same siding type and the use of similar windows. That said, windows on additions were often not the same size (usually smaller) and sometimes were not even the same type in terms of operability. Lastly, placement of windows on an addition was more likely to follow the functions within the addition rather than rigidly conform to the stylistic standards such as symmetry.

Following the historic precedent of the existing addition at the Phillips House, the new addition will be set back on the south side, reducing the overall bulk. This placement with one side of the addition aligning with one historic side elevation and one side being set back is also consistent with other historic precedents. This setback along with the one-story height maintains the traditional scale and proportion of the historic building.

Lastly, since there are no adjacent historic buildings, subparagraph C is not applicable.

This criterion is therefore met.

4. **Visual Integrity of Structure.** *The lines of columns, piers, spandrels and other primary structural elements shall be maintained so far as practicable.*

As shown in the plans, the front façade on the Phillips House will be preserved with the only visual change from the current condition being the removal of the later porch enclosures. The original side elevations will also be restored back to their original appearance. On the back of the building, a new addition will be constructed and new French doors will be added to the west wall of the historic building in the area where the addition is set back.

An important consideration for these rear elements is that the west elevation is not significant nor highly visible. Best practices in historic preservation, as described by the National Park Service, set forth that a secondary elevation is likely to be significant if it exhibits detailing, shape, or form that helps define the building type and its historic character. In the case of the Phillips House, there are no Classical Revival-style or even distinctive vernacular elements on the back of the house. All visible features and components are part of later additions and were not designed to add character or distinctiveness to the building.

Guidance from NPS also indicates that compatibility becomes a greater imperative when a secondary elevation is both visually significant and highly visible. In this case, the back side of the historic building is not visible and thus the inclusion of new west-facing French doors does not compromise visual integrity.

While the addition will have visibility from certain angles, particularly on the north side, the addition does not compromise the visual integrity of the structure. First, the building currently has a similarly-sized addition that is also flush with the north side of the historic house. Second, the addition is in keeping with the ways in which additions have historically been made to pioneer-era homes in that the same siding and similar wood windows will be used, ensuring visual compatibility. If these new building components were to be more starkly differentiated, this would create a visual distraction and compromise the visual integrity of the historic 1853 house. For such a small and simple historic structure, the differentiation of new elements should be subtle. Most people will be able to discern upon close inspection that the proposed new construction is not contemporary with the 1853 house and is a compatible new addition due to its placement, lack of high-style Classical Revival details, and present-day construction methods. For these reasons, there is no risk that this addition will create a false sense of historical development but instead its compatibility will preserve the visual integrity that this criterion requires.

This criterion is therefore met.

5. **Scale & Proportion.** *The scale and proportion of altered or added building elements, the relationship of voids to solids (windows to wall) shall be visually compatible to the extent possible with the traditional architectural character of the historic building.*

As it relates to the original portion of the Phillips House, the front façade will be returned to its historic configuration by removing the porch enclosures. This restoration work will replace deteriorated materials that are beyond repair using in-kind replacements. All features will match the historic design. There will be no alteration in the relationship of voids to solids on the historic front façade and side elevations, except for the removal of the porch enclosures that were added later. The walls and windows at these locations will be reconstructed in the same plane as they were historically. This work will therefore be visually compatible with the traditional architectural character of the building.

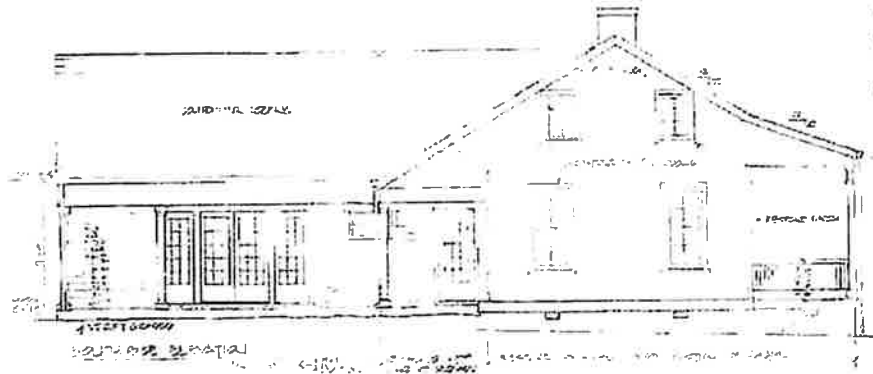
Regarding the new French doors on the west (rear) elevation of the historic building and on the addition, Staff previously indicated that it was "unclear how French doors are a common element of Classical Revival architecture." It is correct that for early Oregon homes constructed in the pioneer-era, French doors would not have been a common stylistic feature. That said, the use of multi-light windows akin to French doors, such as those on the front façade of the Ainsworth House (Oregon City) that extend all the way to the porch floor are a close predecessor of the French door. In fact, historically, the French door developed in Europe as a response to ever-enlarging windows whose openings could therefore naturally also serve as doors. Out of this came the multi-light French door, which serves this dual role. The door type was a favorite of architects who were inspired by Greek and Roman classical architecture because it reinforced a sense of geometric proportion and balance. In America, the French door became commonly used at the beginning of the 20th Century in other revival styles using a classical expression (like Neoclassical, Georgian Revival, and Colonial Revival). Two building examples in Oregon include the main house at the Waverley Club (Clackamas County) and the Holmes House (Medford), pictured below:



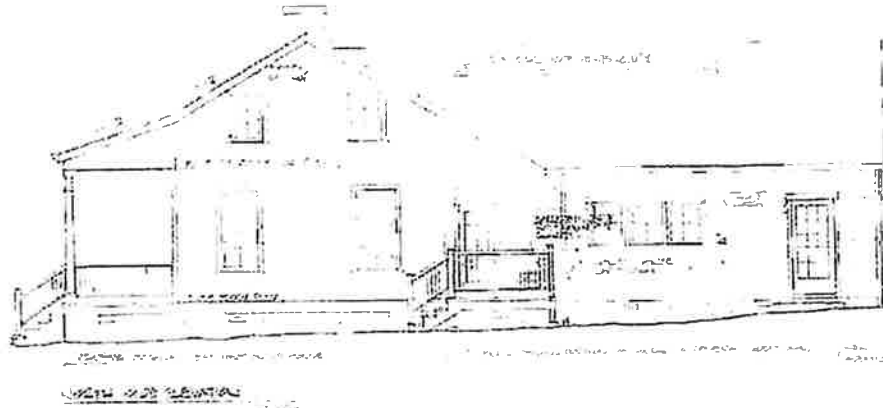
While the applicant agrees it would not be appropriate to add new French doors to any of the significant historic elevations, the use of French doors at the back of the house and at the new construction is not incompatible with the home's Classical Revival style. One revision that was made since the previous land use submittal, has been the removal of the kitchen French doors, which will instead have a single-leaf door. This was done because the north elevation has increased visibility due to the addition being flush with the north wall of the historic building and because a kitchen door accessing a side porch was more commonly single-leaf door in the historic period. The two pairs of French doors remain on the south side of the house, as these have less visibility. That said, the doors have been selected with the intention of maximizing compatibility, in that they will be painted wood and the proportions of the multi-light glazing pattern will be harmonious with the historic windows.

As it relates to the new addition, this new construction is designed to be compatible with the style and character of the historic house. The points made under item 3 "Bulk" also are applicable here—that the scale of the addition is consistent with additions that can be found on pioneer-era homes, some of which were quite large.

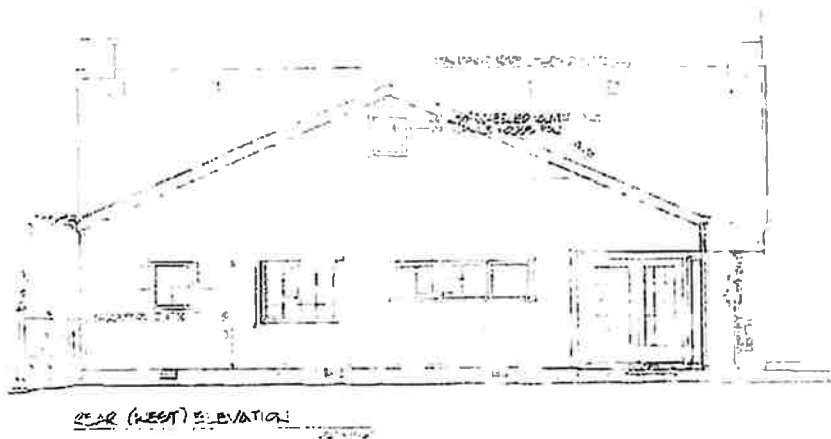
The south elevation depicted below is set back under a roof overhang and features French doors with sidelights, a back door, and a small bathroom window. All of these have a scale and proportion that is appropriate to a single-family residence. The multilight muntin pattern on the new windows and doors is visually compatible with the multi-light sashes on the historic south elevation (which are six-over-six), creating design harmony. It is worth noting that "compatibility" does not mean that historic features must be replicated or matched, but instead that new components should exist harmoniously and without conflict with historic features. With that in mind, the addition's doors and windows need not exactly replicate what would be found on an 1853 vernacular/Classical Revival home to achieve "visual compatibility." The addition can instead achieve compatibility simply by using the same siding, period-appropriate trim, and wood windows with a multi-light glazing pattern.



On the north elevation below, the same approach to compatibility is taken. This elevation features a side kitchen door leading to a small porch, two small windows, and a laundry room door. Again, visual compatibility is achieved with multi-light wood windows and doors, wood siding, and period-appropriate trim. As discussed earlier, symmetry and the use of windows and doors that exactly match those of the original portion of the house is not a precedent seen on additions during the pioneer era however, because this north side is most visible to the road, the owners have arranged the doors and windows on the north side of the addition to provide a similar feeling of symmetry of it's own. The small porch is also consistent with the traditional character of homes of this era, as having side or back porches was common. Several of the enclosed photos of additions on pioneer-era homes have porches.



Considering the hierarchy of compatibility, the rear elevation is the least important because it is the least visible. Here, the west elevation will have one [slider] window and a triple set of hung windows. In the background, new French doors on the rear elevation of the historic house can be seen. The gable end will have an attic vent that is necessary for air flow. This elevation is consistent with the materials and design set forth on the two side elevations. As this elevation is not publicly visible, symmetry and placement are even less important and the elevation achieves sufficient visual compatibility to meet the intent of this criterion.



Given all of these factors, this criterion is met.

6. **Materials & Texture.** *The materials and textures used in the alteration or addition shall be visually compatible to the extent possible with the traditional architectural character of the historic building.*

The traditional architectural character of the Phillips House is that of a vernacular style home with Classical Revival details on the primary elevation. Compatible materials and textures include wood lap siding, hung windows, and other painted wood elements including doors, porches, columns, trim, and fascia boards. The materials used on the historic portion of the house will receive a restoration approach, replacing anything that cannot be salvaged with in-kind materials. To create a cohesive and compatible addition, many of these materials will also be used in the new construction including wood siding, wood windows, and wood trim. The discussion of compatibility vs. differentiation made under item Criterion# 4 "Visual Integrity of Structure" is also applicable here.

This criterion is therefore met.

7. **Signs, Lighting & Other Appurtenances.** *Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings and landscaping shall be visually compatible with the traditional architectural character of the historic building.*

Additional exterior lighting is not proposed.

The landscaping surrounding the house will be improved. This will include low shrubs and flower beds in front of the house and a grass yard surrounding the house.

The existing electric fence will be replaced with a new fence that is more consistent with the style of the home. The chain link gate will be replaced with a remote operated gate entry system. A sign will be mounted on the outside of the gate to indicate the historical significance of the property. Lastly, a circular driveway will be paved for access and turnaround within the gate.

John Phillips House
Photos of Existing Conditions



Figure 1- East Side of House, Front/ View from Road

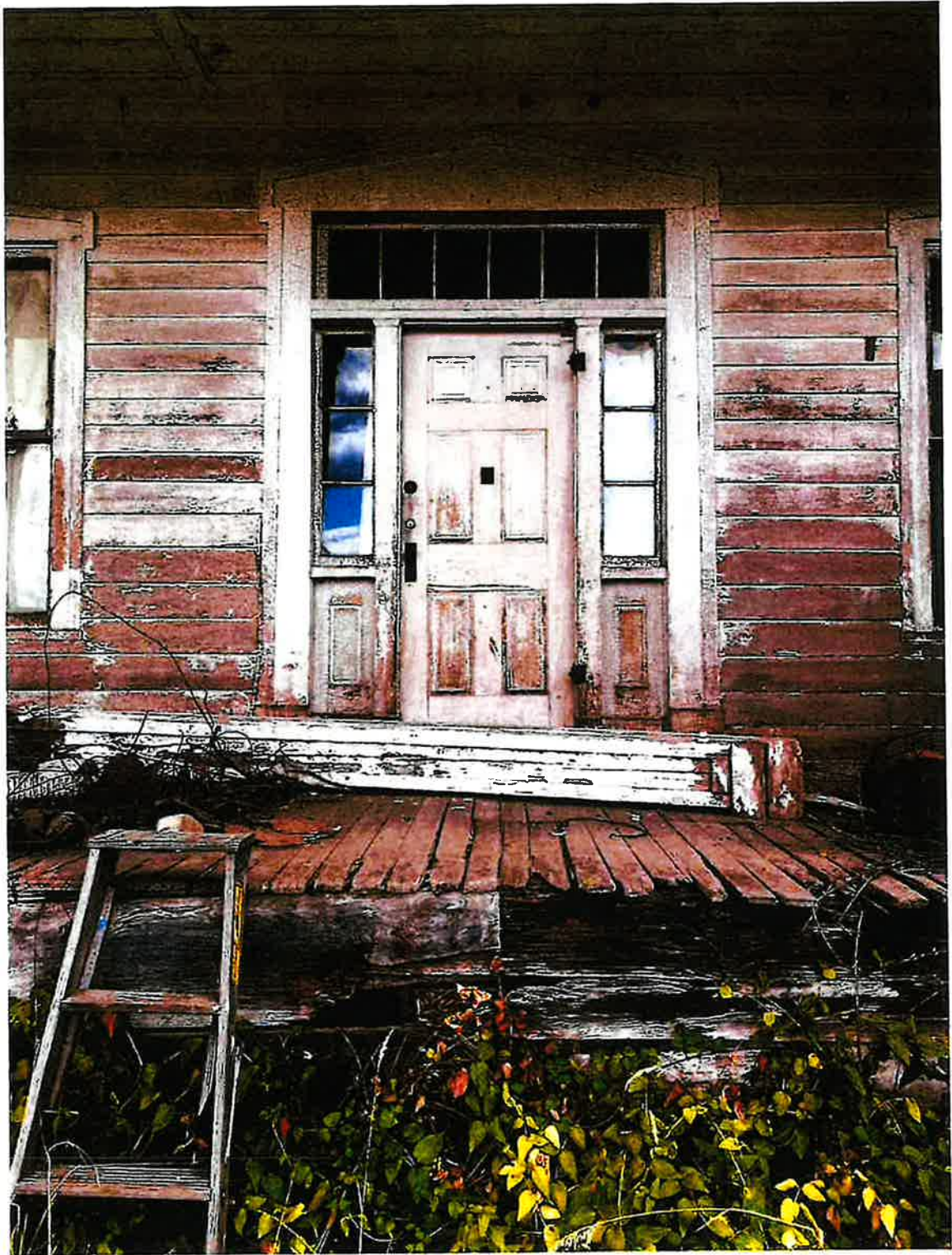


Figure 2- Front Door

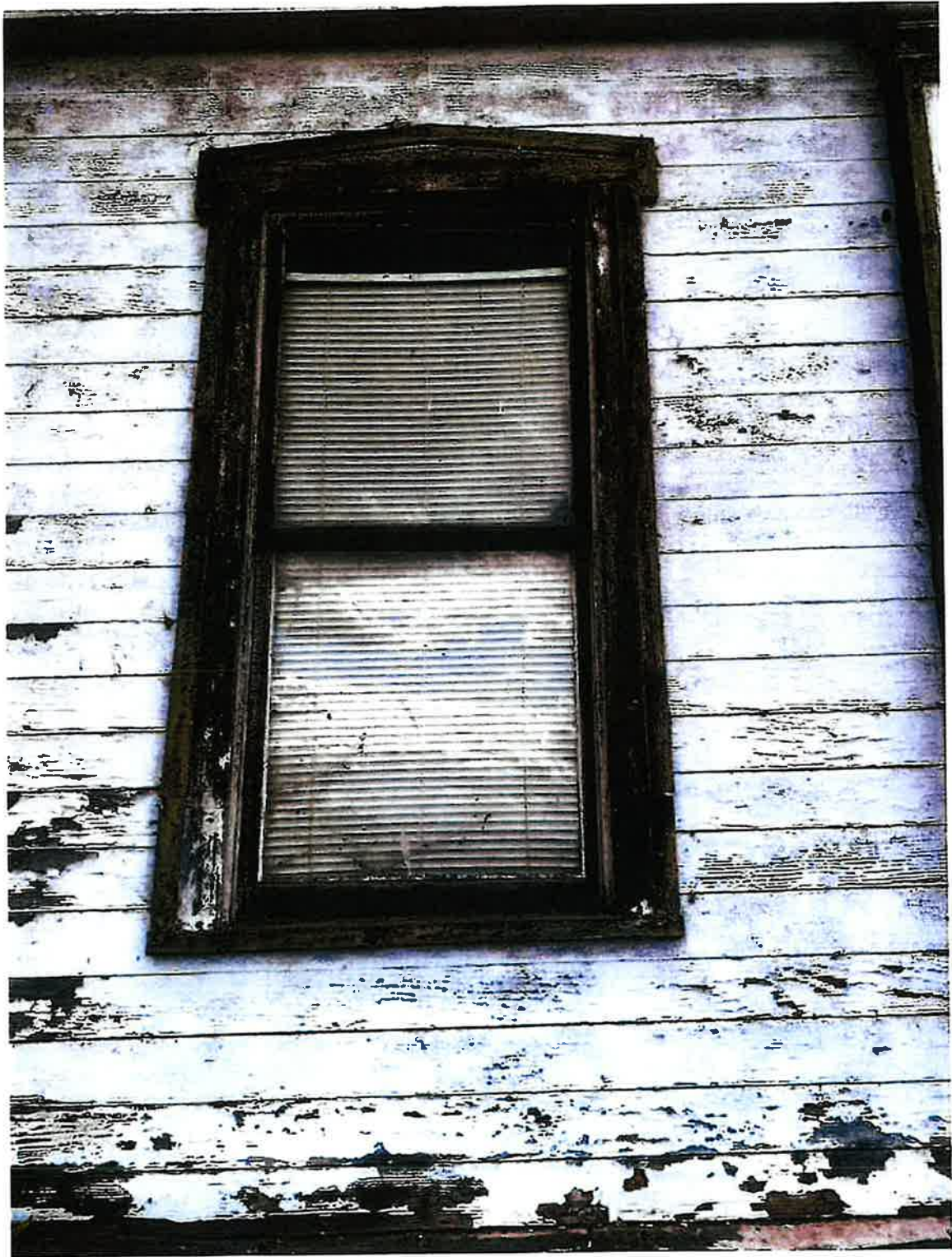


Figure 3- Front Window



Figure 4- Foundation Beneath Original House to be restored

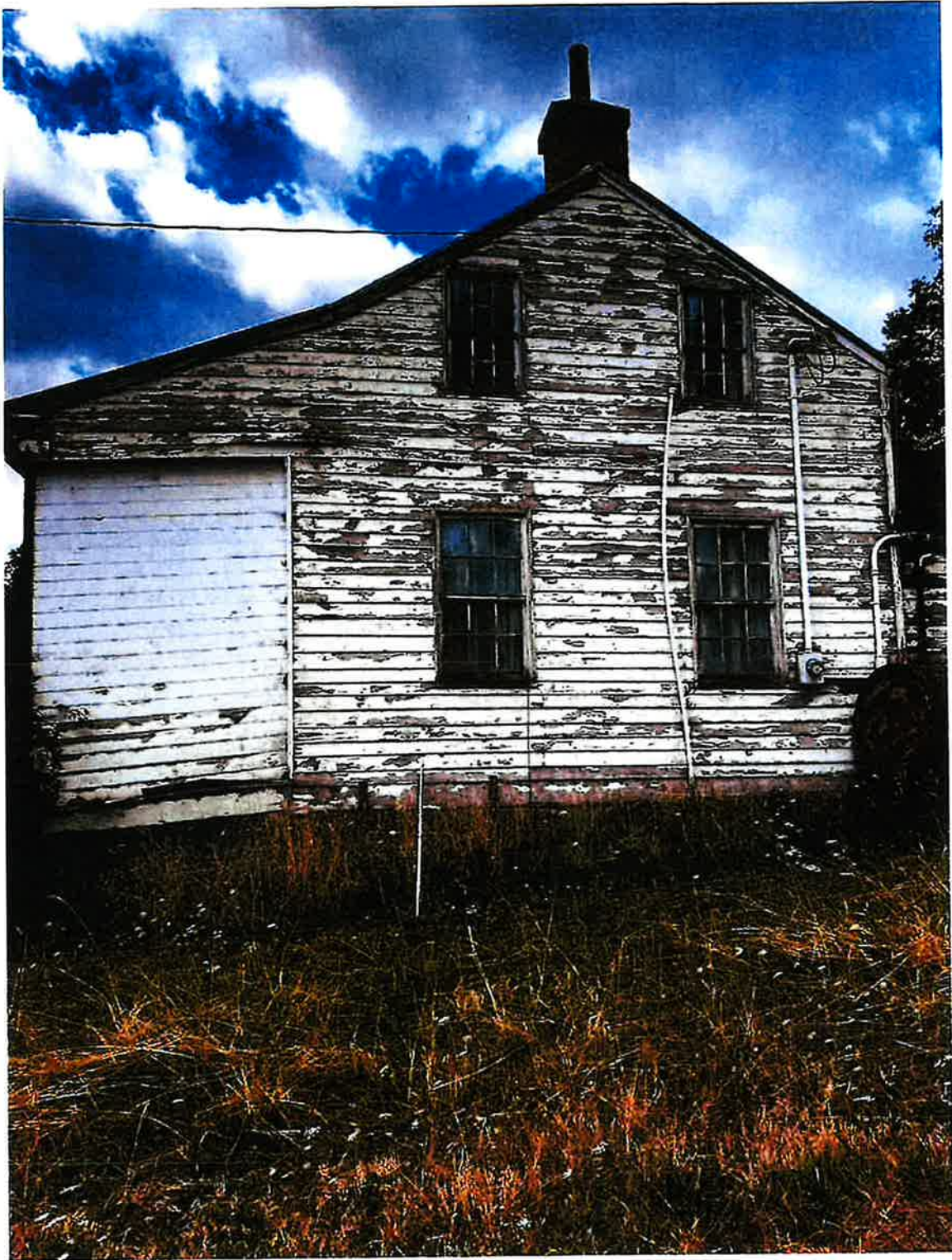


Figure 5- North Side of House (Original)

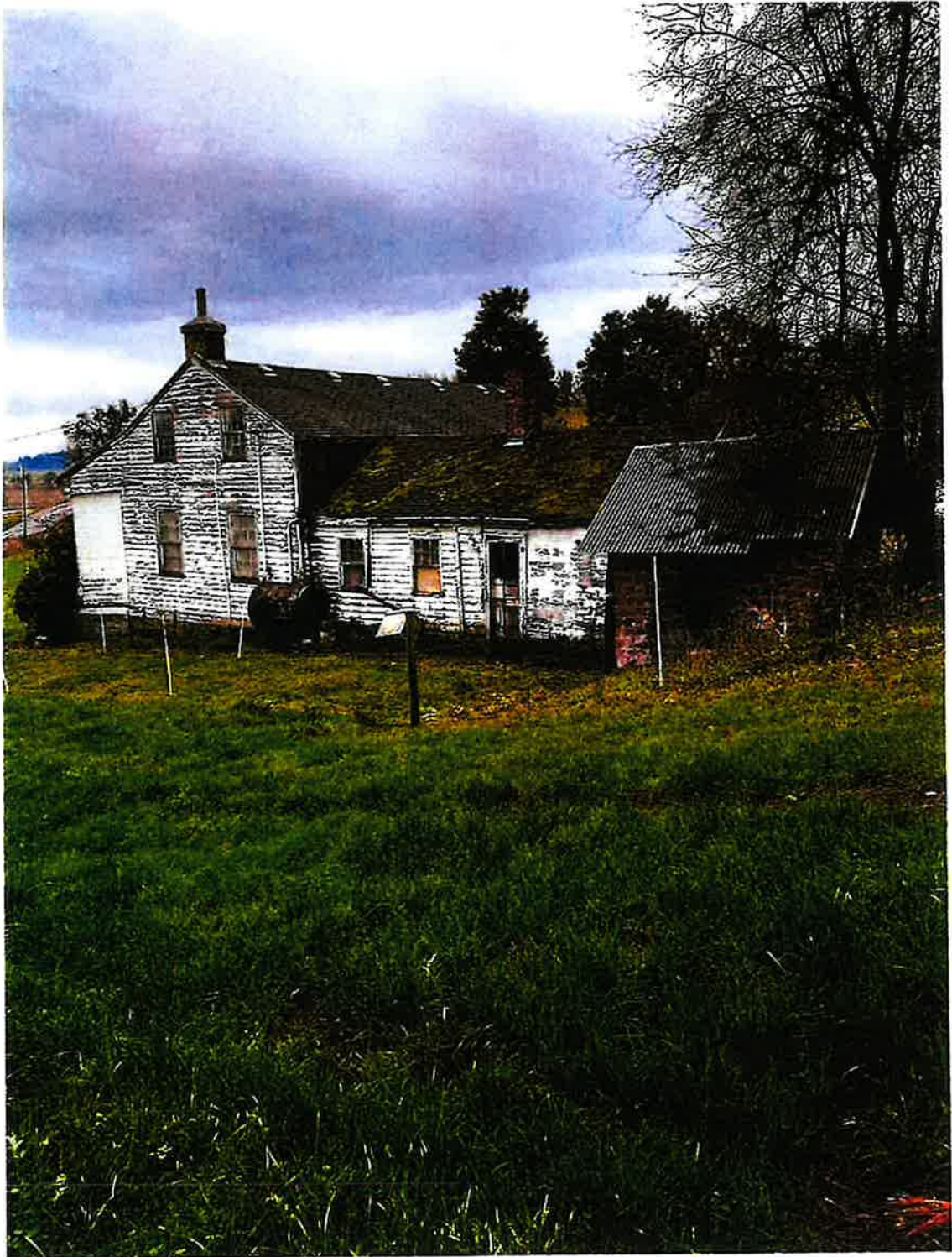


Figure 6- North Side of House (Original and Old Addition)

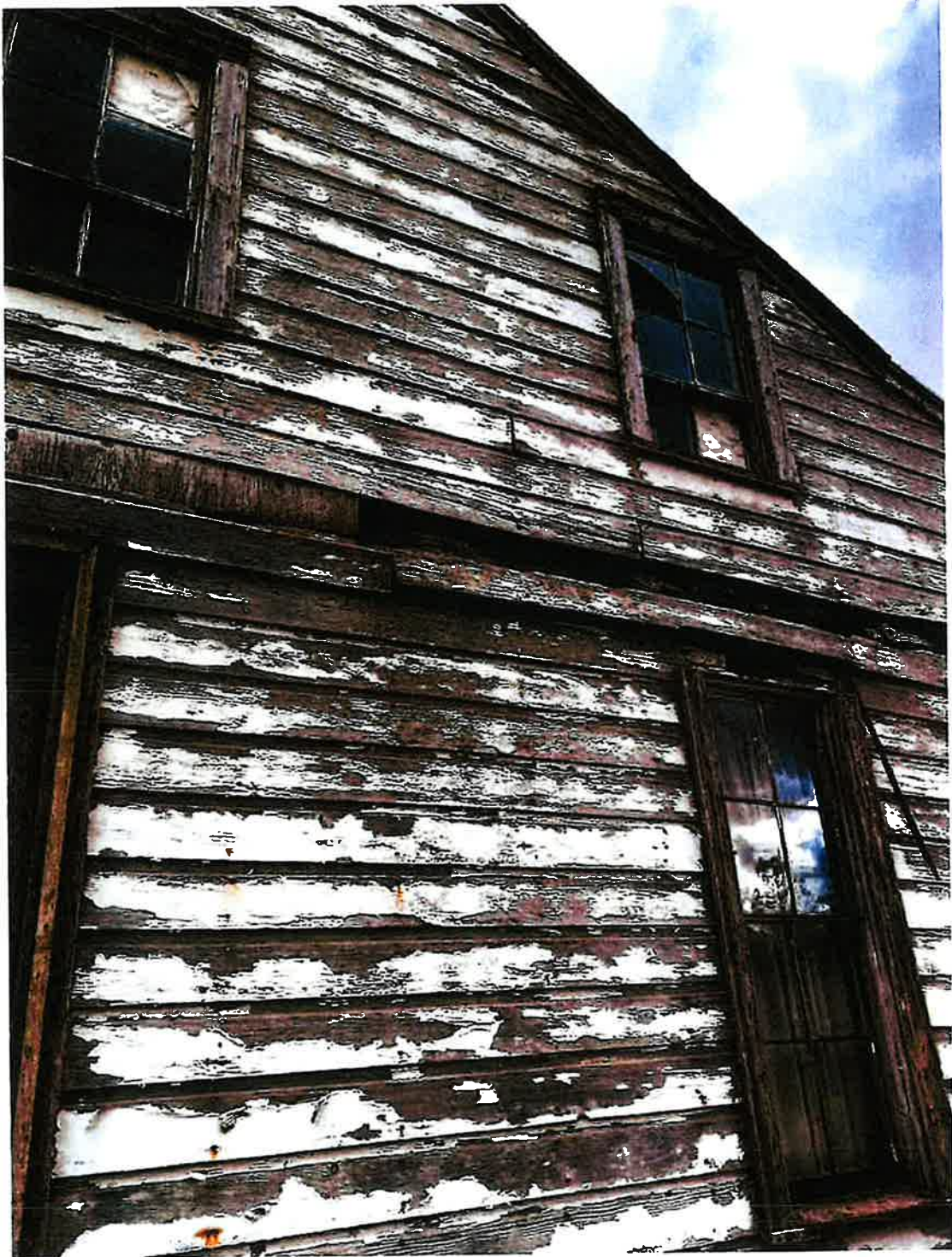


Figure 7- South Side of House (Original)

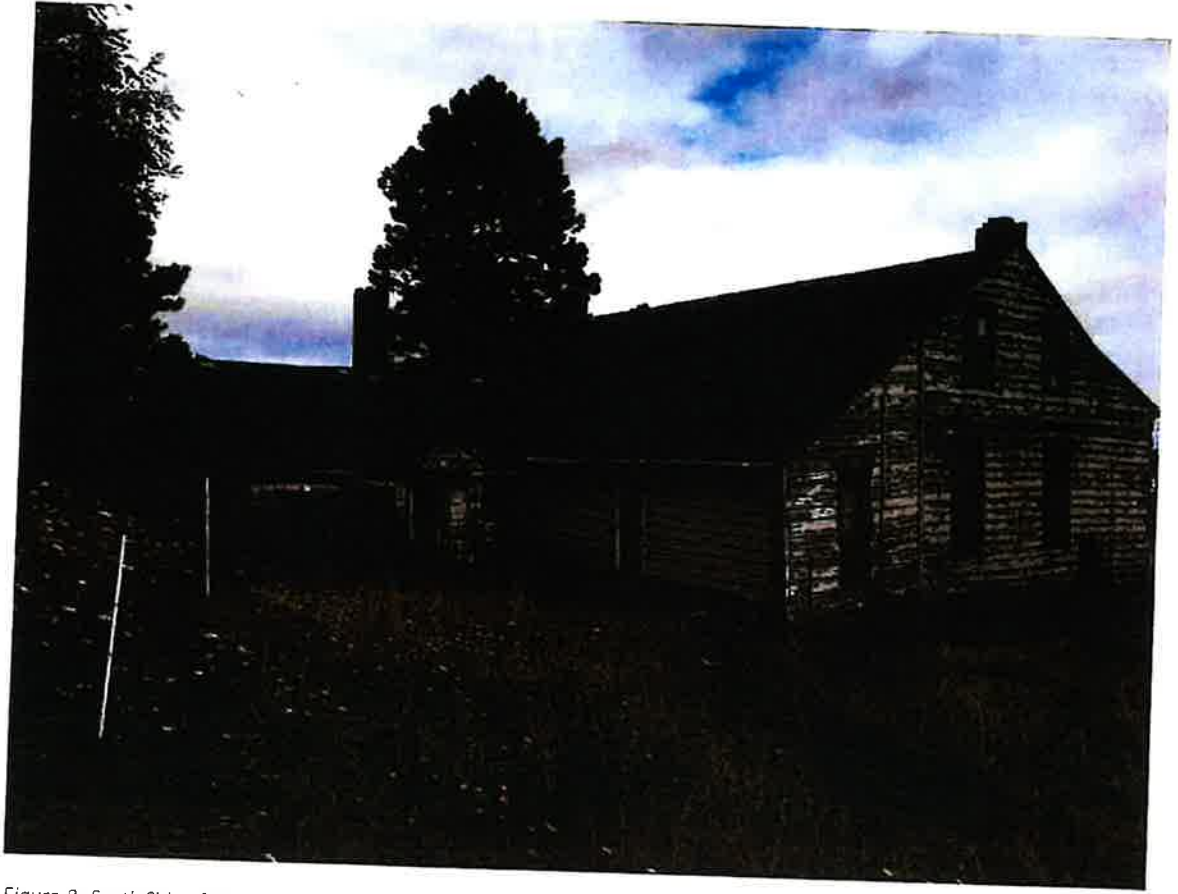


Figure 8- South Side of House (Original and Old Addition)

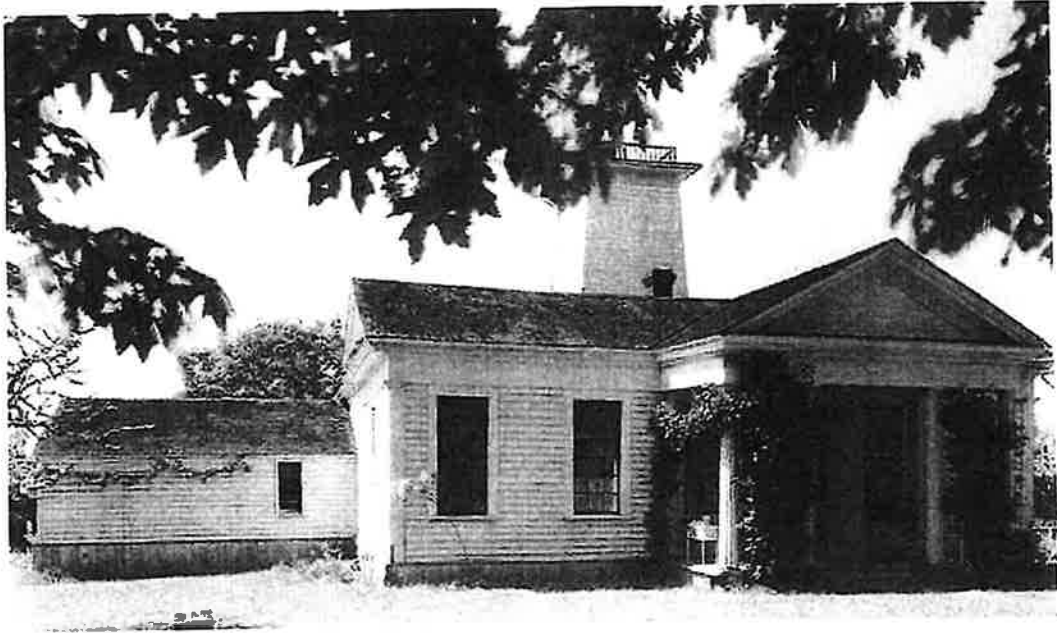
Additions on Pioneer-Era Homes in Oregon



Jacob Conser House – Addition to the rear of the house with asymmetrical windows and smaller windows in the attic story, plus side door with uncovered stoop.



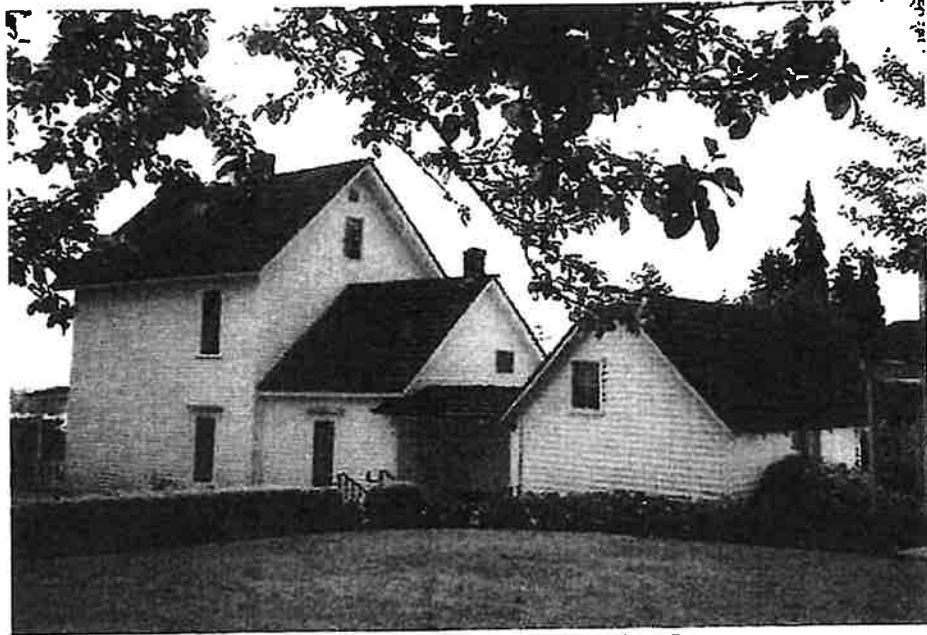
Daniel and Melinda Waldo House – One story rear addition flush with the side of the historic house and use of smaller windows.



Granville Baber House, Albany – Side addition that does not use any Classical Revival elements and uses a smaller window type.



Cartwright House, Lane County – Rambling addition on the rear of the house with no Classical Revival details, asymmetrical massing, and asymmetrical side door placement.



Caples Farmstead rear addition, Columbia City, Oregon



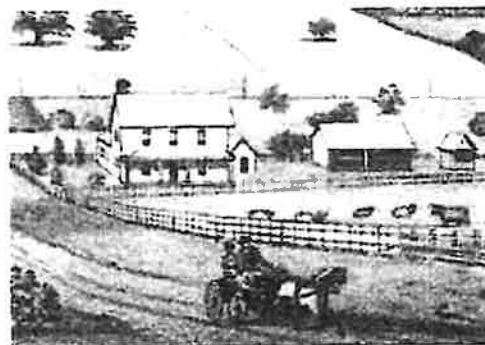
John Ainsworth House (Oregon City) rear addition with projecting side porch and asymmetrical windows/doors of varying types.



Opposite side of the John Ainsworth House, showing the rear addition with asymmetrical doors and windows. The very tall, almost French-door-like windows at the front porch can also be seen in this photo.



John Tait Farm, Lane County – Period lithograph shows a one-story rear addition with a shed-roofed porch and asymmetrical windows.



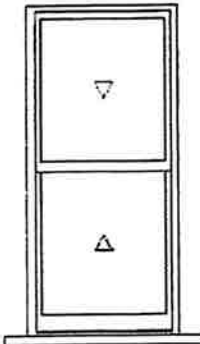
Reed Farm, Corvallis – Period lithograph shows a visible one-story rear addition.

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Living Room & Parlor Room			
Qty: 4				

MARVIN



As Viewed From The Exterior

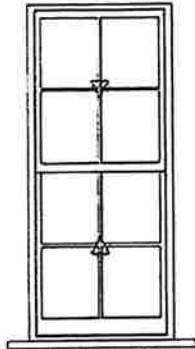
PS 34" X 74"
 Egress Information
 Width: 30 7/16" Height: 30 3/4"
 Net Clear Opening: 6.50 SqFt
 Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.29
 Visible Light Transmittance: 0.49
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05555-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP -40/-40
 FL15162

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 Frame Size w/ Sub sill
 34" X 74"
 Rough Opening w/ Sub sill
 35" X 74 1/2"
 Glass Add For All Sash/Panels
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2/ERS w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 1 Lite
 Low E2/ERS w/Argon
 Black Perimeter Bar
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 5 1/4" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Sub sill
 Non Finger-Jointed Sub sill
 5" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
 Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Parlor Room			
Qty: 2				

MARVIN

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 Frame Size w/ Sub sill
 34" X 76"
 Rough Opening w/ Sub sill
 35" X 76 1/2"
 Glass Add For All Sash/Panels
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG



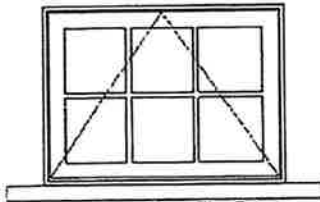
As Viewed From The Exterior

FS 34" X 76"
 Egress Information
 Width: 30 7/16" Height: 31 3/4"
 Net Clear Opening: 6.71 SqFt
 Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.44
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05581-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/1.5.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL15162

Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 5 1/4" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 5" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
 Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit: Bathroom			
Qty: 1				

MARVIN



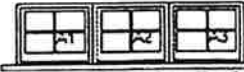
As Viewed From The Exterior

FS 32" X 24 1/16"
 Egress Information
 No Egress Information available.
 Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.24
 Visible Light Transmittance: 0.41
 Condensation Resistance: 46
 CPD Number: MAR-N-354-09895-00001
 ENERGY STAR: N, NC, SC, S
 Performance Grade
 Licensee #977
 AAMA/WDMA/CSA/101/1.5.2/A440-08
 CW-PG50 1016X1221 mm (40X48.07 in)
 CW-PG50 DP +50/-50
 FL13180

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Awning - Roto Operating
 CN 3224
 Rough Opening w/ Subsill
 33" X 24 9/16"
 Frame Size w/ Subsill
 32" X 24 1/16"
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 3/4"
 Tempered Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Standard Cut 3W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Bronze Folding Handle
 Bronze Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh
 6 9/16" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 5" Long Sill Horns
 No Installation Method
 ***Note: Unit Availability and Price is Subject to Change

Line #4	Mark Unit: Master Bedroom			
Qty: 1				

MARVIN



As Viewed From The Exterior

FS 88 7/8" X 24 19/32"
 Egress Information A1, A2, A3
 No Egress Information available.
 Performance Information A1, A2, A3
 U-Factor: 0.24
 Solar Heat Gain Coefficient: 0.27
 Visible Light Transmittance: 0.46
 Condensation Resistance: 47
 CPD Number: MAR-N-70-02363-00001
 ENERGY STAR: N, NC
 Performance Grade A1, A2, A3
 Licensee #739
 AAMA/WDMA/CSA/101/LS2/A440-11
 LC-PG40 1559X1448 mm (61.38X57 in)
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 3W1H - Rectangle Assembly
 Assembly Rough Opening w/ Subsill
 89 7/8" X 25 3/32"

Unit: A1
 Ultimate Wood Double Hung Picture 1 5/8 Inch Sash
 Basic Frame 29 5/8" X 23 1/2"
 Rough Opening w/ Subsill
 30 5/8" X 25 3/32"
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Non Finger-Jointed Blindstop

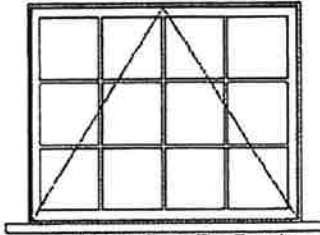
Unit: A2
 Ultimate Wood Double Hung Picture 1 5/8 inch Sash
 Basic Frame 29 5/8" X 23 1/2"
 Rough Opening w/ Subsill
 30 5/8" X 25 3/32"
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Non Finger-Jointed Blindstop

Unit: A3
 Ultimate Wood Double Hung Picture 1 5/8 inch Sash
 Basic Frame 29 5/8" X 23 1/2"
 Rough Opening w/ Subsill
 30 5/8" X 25 3/32"
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Non Finger-Jointed Blindstop
 Primed Pine Exterior Mull Cover
 Standard Mull Charge
 6 9/16" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 6" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Non-Certified mull: check with local code officials for project

specific requirements.
 ***Note: Unit Availability and Price is Subject to Change

Line #5 Qty: 1	Mark Unit: Master Bathroom			
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MARVIN



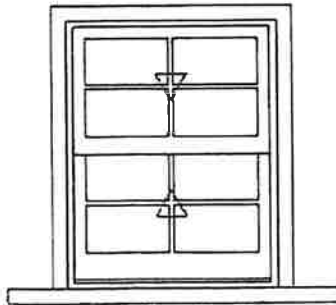
As Viewed From The Exterior

FS 60" X 48 1/16"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.24
 Visible Light Transmittance: 0.41
 Condensation Resistance: 45
 CPD Number: MAR-N-354-09882-00003
 ENERGY STAR: N, NC, SC, S
Performance Grade
 Licensee #1065
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 CW-PG50 1829X1603 mm (72X63.13 in)
 CW-PG50 DP +50/-50
 FL13180

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Awning - Roto Operating
 CN 6048
 Rough Opening w/ Subsill
 61" X 48 9/16"
 Frame Size w/ Subsill
 60" X 48 1/16"
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG - 3/4"
 Tempered Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 4W3H
 Primed Pine Ext - Bare Pine Int
 Ovolo Interior Glazing Profile
 Standard Bottom Rail
 White Weather Strip
 Bronze Folding Handle
 Bronze Multi - Point Lock
 Aluminum Screen
 White Surround
 Bright View Mesh
 6 9/16" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 5" Long Sill Horns
 No Installation Method
 ***Note: Unit Availability and Price is Subject to Change

Line #6 Qty: 1	Mark Unit: Laundry			
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MARVIN



As Viewed From The Exterior

FS 29 3/8" X 37"
Egress Information
 Width: 25 13/16" Height: 12 1/4"
 Net Clear Opening: 2.20 SqFt
Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.26

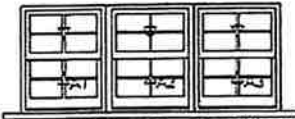
Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 CN 2414
 Rough Opening w/ Subsill
 30 3/8" X 37 1/2"
 Glass Add For All Sash/Panels
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black

Visible Light Transmittance: 0.44
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05581-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/1.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL15162

Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 Beige Jamb Hardware
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 6 9/16" Jamb
 Primed Pine Non Finger-Jointed BMC
 Primed Pine Simulated Thick Sub sill
 Non Finger-Jointed Sub sill
 6" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Unit Availability and Price is Subject to Change

Line #7	Mark Unit: Kitchen			
Qty: 1				

MARVIN



As Viewed From The Exterior

F5 89" X 37"
Egress Information A1, A2, A3
 Width: 26 7/64" Height: 12 1/4"
 Net Clear Opening: 2.22 SqFt
Performance Information A1, A2, A3
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.44
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05581-00001
 ENERGY STAR: N, NC
Performance Grade A1, A2, A3
 Licensee #1109
 AAMA/WDMA/CSA/101/1.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL15162

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 3W1H - Rectangle Assembly
 Assembly Rough Opening w/ Sub sill
 90" X 37 1/2"

Unit: A1
 Ultimate Wood Double Hung
 Basic Frame 29 43/64" X Call Number 14
 Rough Opening w/ Sub sill
 30 43/64" X 37 1/2"
 Glass Add For All Sash/Panels
Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 Beige Jamb Hardware
 Non Finger-Jointed Blindstop
 Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose

Unit: A2
 Ultimate Wood Double Hung
 Basic Frame 29 43/64" X Call Number 14
 Rough Opening w/ Sub sill
 30 43/64" X 37 1/2"
 Glass Add For All Sash/Panels

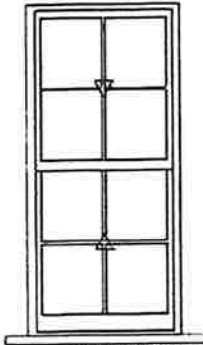
Top Sash
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bronze Sash Lock
Belge Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose

Unit: A3
Ultimate Wood Double Hung
Basic Frame 29 43/64" X Call Number 14
Rough Opening w/ Subsill
30 43/64" X 37 1/2"
Glass Add For All Sash/Panels
Top Sash
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bottom Sash
Primed Pine Sash Exterior
Bare Pine Sash Interior
IG
Low E2/ERS w/Argon
Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bronze Sash Lock
Belge Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
Primed Pine Exterior Mull Cover
Standard Mull Charge
6 9/16" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Subsill
Non Finger-Jointed Subsill
6" Long Sill Horns
Non Finger-Jointed Sill

No Installation Method
 ***Note: Non-Certified mull; check with local code officials for project specific requirements.
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #8	Mark Unit: Living Room			
Qty: 1				

MARVIN



As Viewed From The Exterior

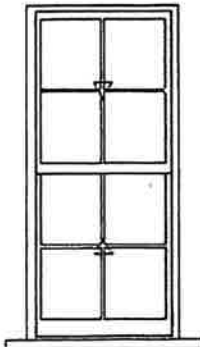
FS 34" X 74"
Egress Information
 Width: 30 7/16" Height: 30 3/4"
 Net Clear Opening: 6.50 SqFt
Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.44
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05581-00001
 ENERGY STAR: N, NC
Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 in)
 LC-PG40 DP +40/-40
 FL1516Z

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 Frame Size w/ Subsill
 34" X 74"
 Rough Opening w/ Subsill
 35" X 74 1/2"
 Glass Add For All Sash/Panels
 Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Tempered Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Tempered Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 5 1/4" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 5" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill. Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #9	Mark Unit: Living Room			
Qty: 1				

MARVIN

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 Frame Size w/ Subsill
 34" X 74"



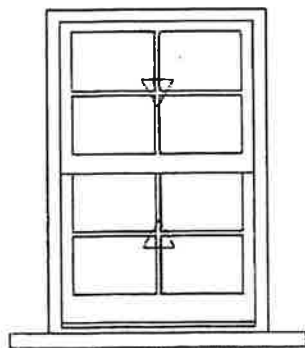
As Viewed From The Exterior

FS 34" X 74"
Egress Information
 Width: 30 7/16" Height: 30 3/4"
 Net Clear Opening: 6.50 SqFt
Performance Information
 U-Factor: 0.25
 Solar Heat Gain Coefficient: 0.26
 Visible Light Transmittance: 0.44
 Condensation Resistance: 46
 CPD Number: MAR-N-68-05581-00001
 ENERGY STAR: N, NC
 Performance Grade
 Licensee #1109
 AAMA/WDMA/CSA/101/I.S.2/A440-11
 LC-PG40 1051X2464 mm (41.38X97 In)
 LC-PG40 DP +40/-40
 FL15162

Rough Opening w/ Subsill
 35" X 74 1/2"
Glass Add For All Sash/Panels
Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
 Bronze Sash Lock
 White Jamb Hardware
 Non Finger-Jointed Blindstop
 Extruded Aluminum Screen
 Stone White Surround
 Bright View Mesh
 ***Screen/Combo Ship Loose
 5 1/4" Jamb
 Exterior Casing - None
 Primed Pine Simulated Thick Subsill
 Non Finger-Jointed Subsill
 5" Long Sill Horns
 Non Finger-Jointed Sill
 No Installation Method
 ***Note: Screen/Combo/Storm OSM based on factory applied casing and subsill.
 Field application may require special sizing.
 ***Note: Unit Availability and Price is Subject to Change

Line #10	Mark Unit: Attic			
Qty: 4				

MARVIN



As Viewed From The Exterior

FS 28" X 42"
Egress Information
 Width: 24 7/16" Height: 14 3/4"
 Net Clear Opening: 2.50 SqFt

Primed Pine Exterior
 Bare Pine Interior
 Back Prime
 Ultimate Wood Double Hung
 Frame Size w/ Subsill
 28" X 42"
 Rough Opening w/ Subsill
 29" X 42 1/2"
Glass Add For All Sash/Panels
Top Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon
 Black Perimeter and Spacer Bar
 5/8" SDL - With Spacer Bar - Black
 Rectangular - Special Cut 2W2H
 Primed Pine Ext - Bare Pine Int
 Ovolo Exterior Glazing Profile
 Ovolo Interior Glazing Profile
Bottom Sash
 Primed Pine Sash Exterior
 Bare Pine Sash Interior
 IG
 Low E2/ERS w/Argon

Performance Information

U-Factor: 0.25
Solar Heat Gain Coefficient: 0.26
Visible Light Transmittance: 0.44
Condensation Resistance: 46
CPD Number: MAR-N-68-05581-00001
ENERGY STAR: N, NC
Performance Grade
Licensee #1109
AAMA/WDMA/CSA/101/I.S.2/A440-11
LC-PG40 1051X2464 mm (41.38X97 in)
LC-PG40 DP +40/-40
FL15162

Black Perimeter and Spacer Bar
5/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 2W2H
Primed Pine Ext - Bare Pine Int
Ovolo Exterior Glazing Profile
Ovolo Interior Glazing Profile
Bronze Sash Lock
White Jamb Hardware
Non Finger-Jointed Blindstop
Aluminum Screen
Stone White Surround
Bright View Mesh
***Screen/Combo Ship Loose
5 1/4" Jamb
Exterior Casing - None
Primed Pine Simulated Thick Sub sill
Non Finger-Jointed Sub sill
5" Long Sill Horns
Non Finger-Jointed Sill
No Installation Method
***Note: Screen/Combo/Storm OSM based on factory applied casing and sub sill.
Field application may require special sizing.
***Note: Unit Availability and Price is Subject to Change

PRODUCT AND PERFORMANCE INFORMATION

NFRC energy ratings and values may vary depending on the exact configuration of glass thickness used on the unit. This data may change over time due to ongoing product changes or updated test results or requirements.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform national rating system for the energy performance of fenestration products, including windows and doors. For additional information regarding this rating system, see www.nfrc.org.




NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements.

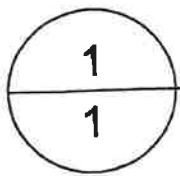
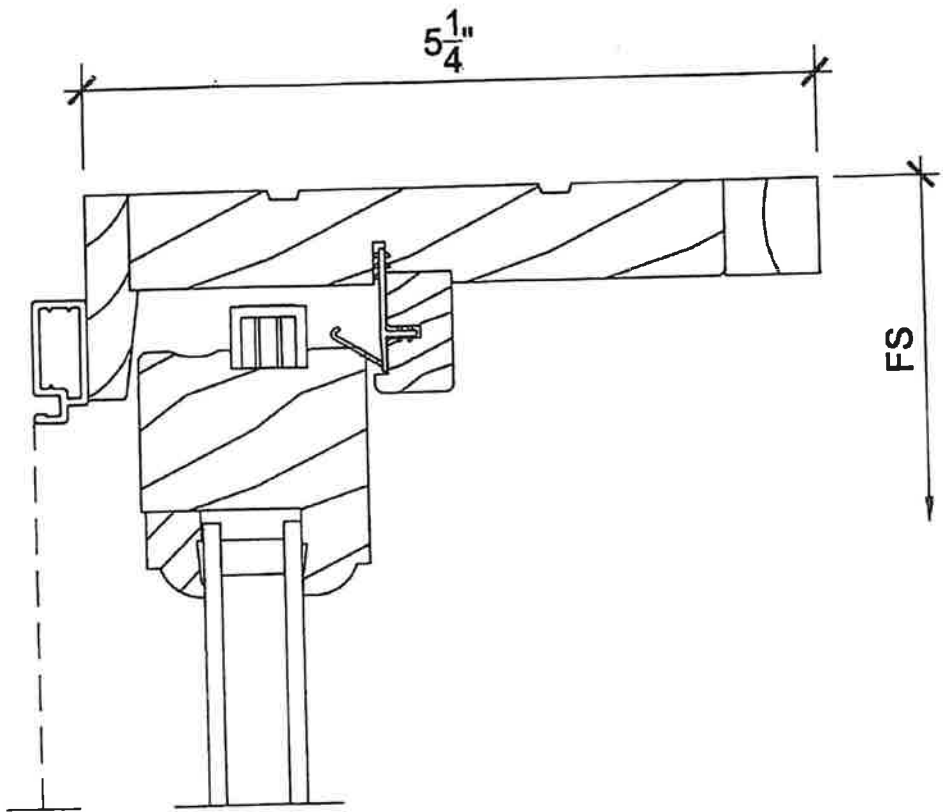
CALIFORNIA USERS

About California Proposition 65

California's Proposition 65 entitles California consumers to special warnings for products that contain chemicals known to the state of California to cause cancer and birth defects or other reproductive harm.

We are providing the following warnings in connection with this quote:

-  **WARNING:** This product can expose you to chemicals including titanium dioxide, which is known to the State of California to cause cancer. For more information, go to www.P65Warnings.ca.gov.
-  **WARNING:** This product can expose you to chemicals including methanol, which is known to the State of California to cause birth defects or other reproductive harm. For more information, go to www.P65Warnings.ca.gov.
-  **WARNING:** Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

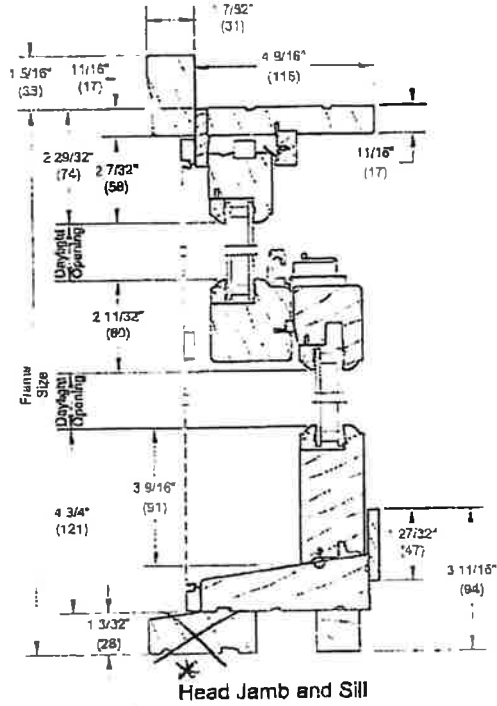


Head

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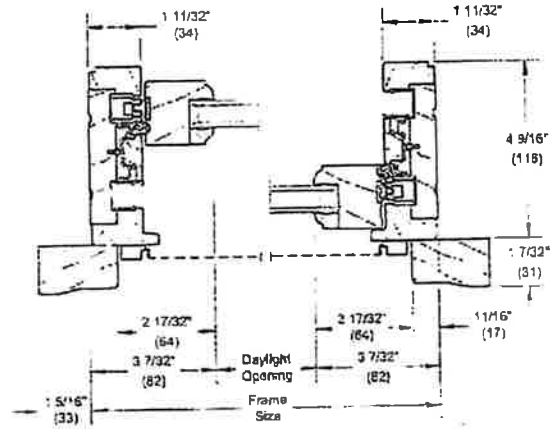
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Double Hung

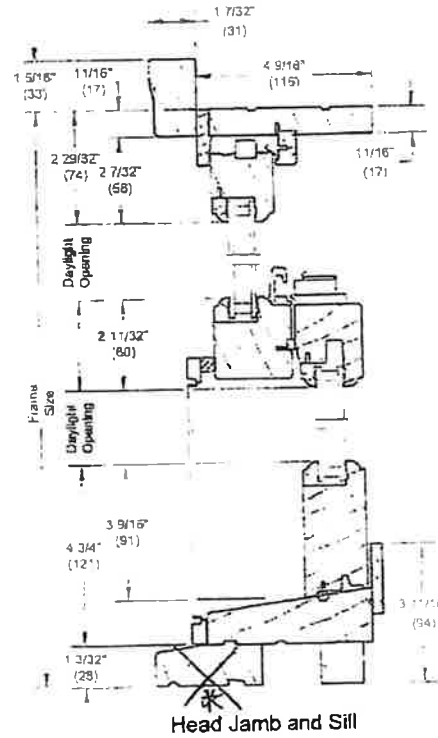


Lower Sash

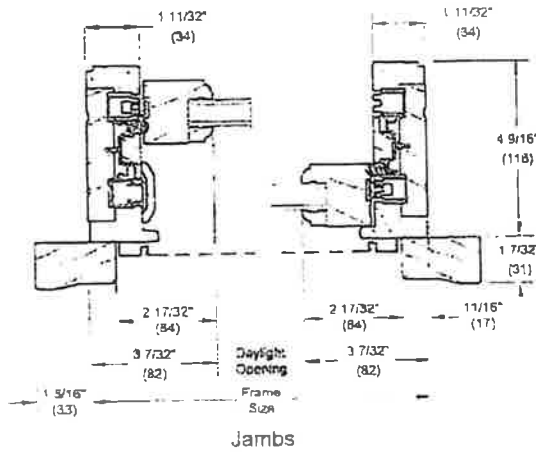
Upper Sash



Jambs



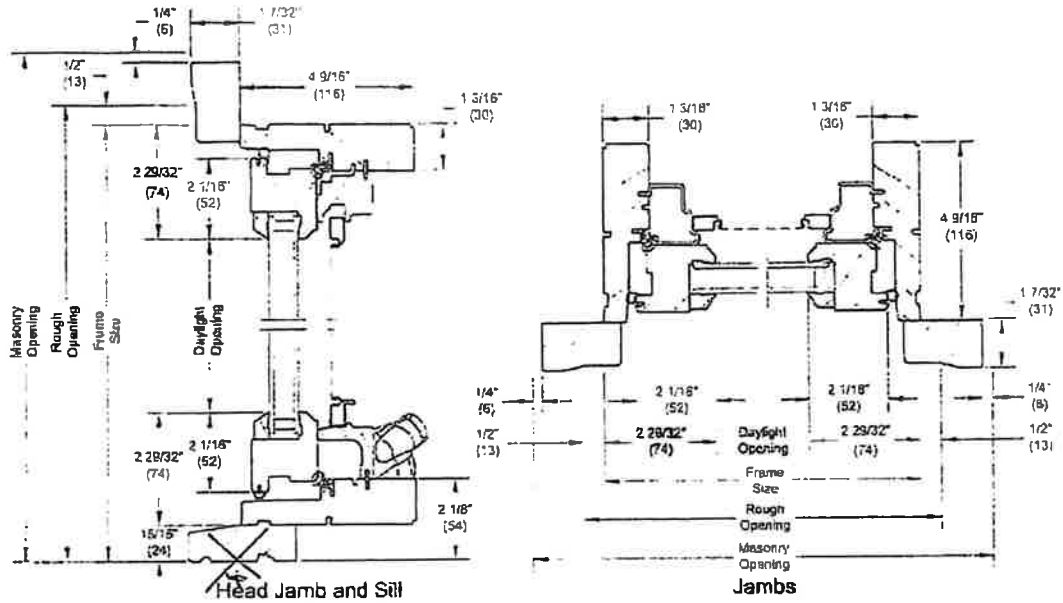
Single Hung



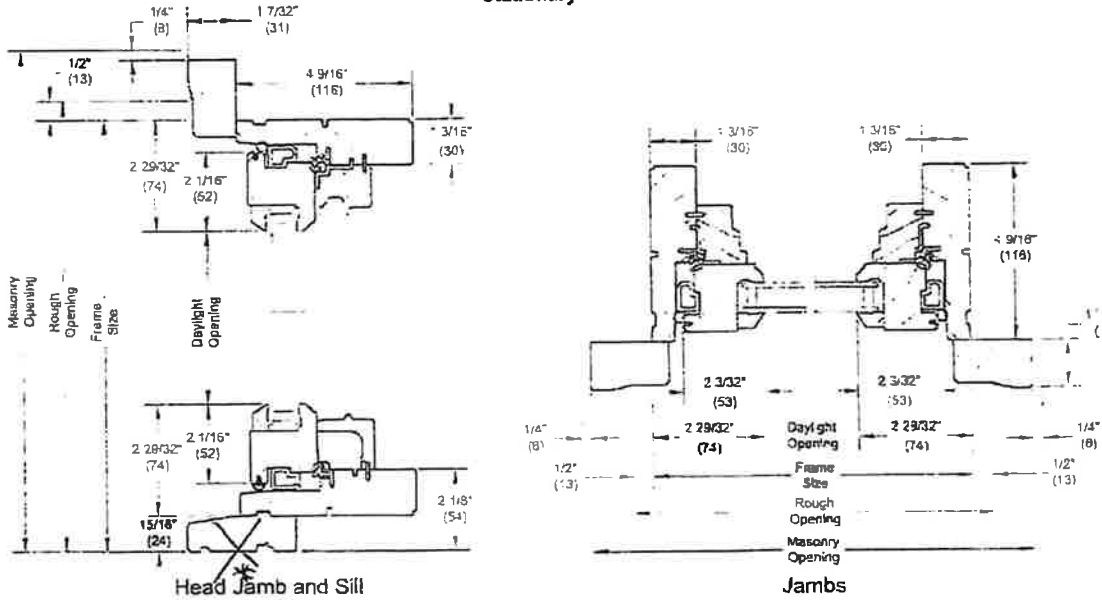
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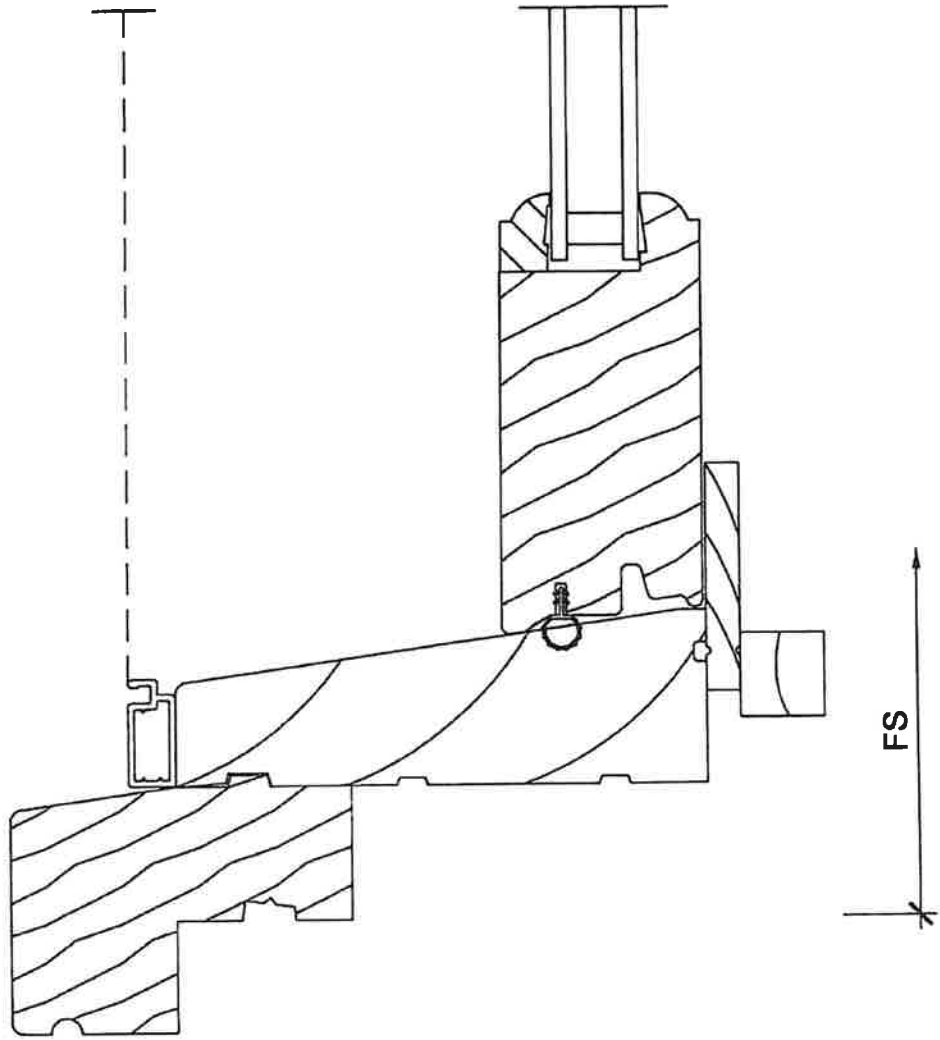
Operating



Stationary

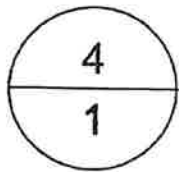
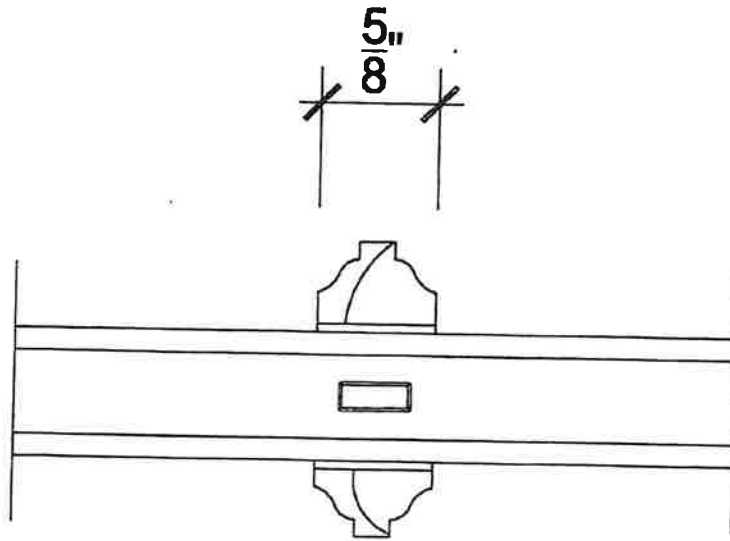


** See custom Sill detail on following page to match existing*

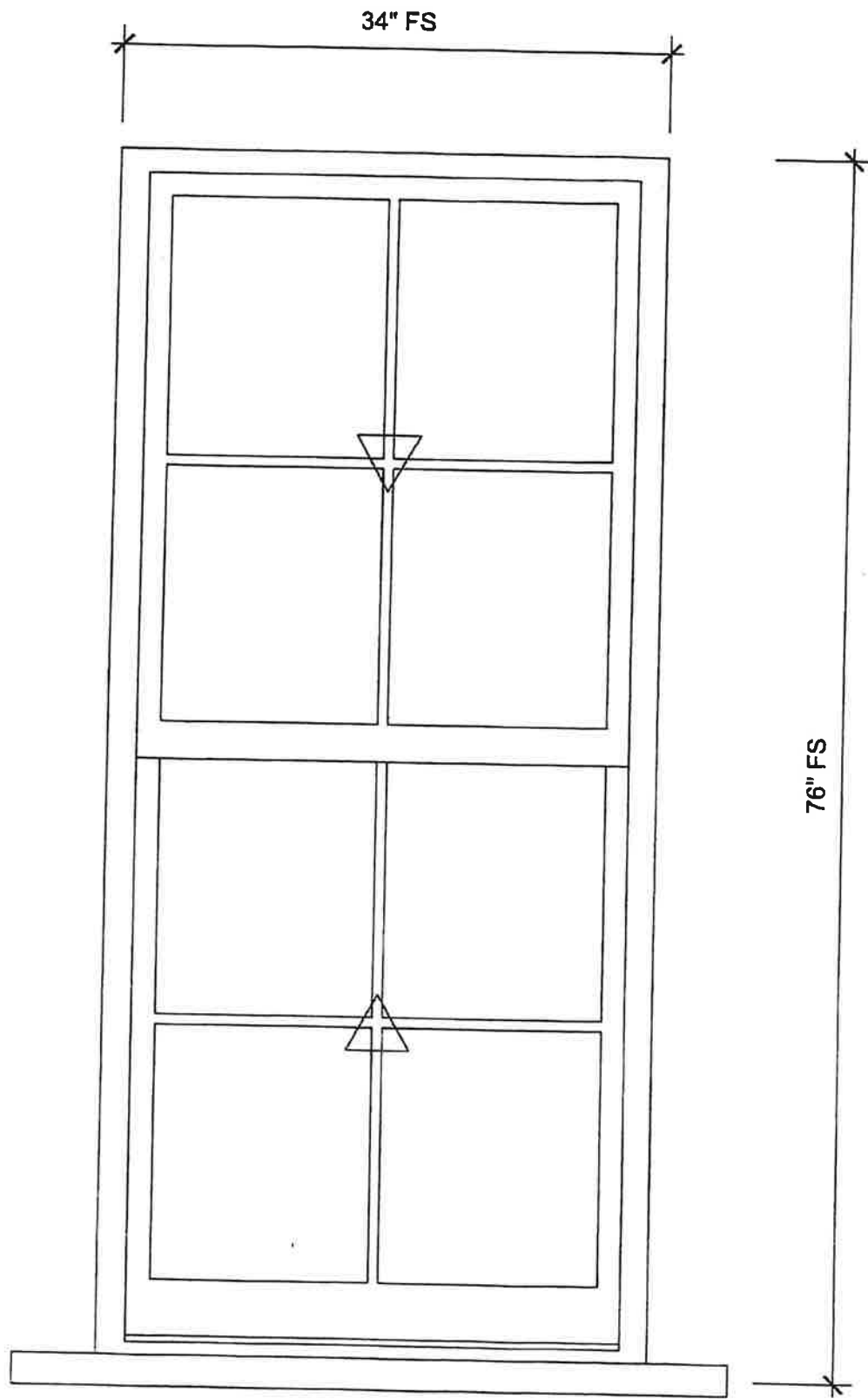


3
1

Sill



Divided Lite



PARLOR ROOM -W

Dallas Glass & Window

Address: 111 50th Ave NW
Salem Oregon 97304

Phone: 503-589-4910

Website: www.dallasglass.net

Quote

Page 1 of 6

Quote Number: 94

Date: 2/14/2023

Sales Person: Greg Hess

Customer Information

Name: Haley Slaughter

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name:

Specifications

U.D. = 33-1/2" x 81-3/4"; R.O. = 34" x 82-1/4"

Lead Time: Non-Stock

Comment: Hall Door



Image is viewed from Exterior!

Item Description	Qty
2' 8" x 6' 8" - 1-3/4" 2868R4SF37010WB French and Sash Fir WaterBarrier Wood Door w/Simulated Divided Lite Low-E Glass - Right Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/1" x 2-1/4" Radius Mortised Edge Latch Preps w/2-1/4" Full Lip - Radius Corner Strike Prep w/Deadbolt 1" x 2-1/4" No Lip - Radius Corner Strike Prep	1
Set of Standard - US10B Oil Rubbed Bronze Hinges	1
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze (ships with sill cover) Sill	1

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Quote Number: 94

Date: 2/14/2023

Sales Person: Greg Hess

Customer Information

Name: Haley Slaughter
Address:

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Contact:

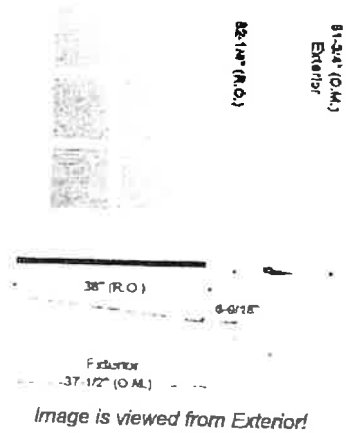
Job Name:

Specifications

U.D. = 37-1/2" x 81-3/4"; R.O. = 38" x 82-1/4"

Lead Time: Non-Stock

Comment: Master Bed Sidlites - These will be Fixed - Non operable



Item Description	Qty
3' 0" x 6' 8" - 1-3/4" 3068R4SF37010WB French and Sash Fir WaterBarrier Wood Door w/Simulated Divided Lite	2
Low-E Glass - Right Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	
No Bore w/No Strike Prep	2
Set of Standard - US10B Oil Rubbed Bronze Hinges	2
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	2
Bronze Compression Weatherstrip	2
Composite Adjustable - Bronze (ships with sill cover) Sill	2

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Sales Person: Greg Hess

Customer Information

Name: Haley Slaughter
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 37-1/2" x 81-3/4"; R.O. = 38" x 82-1/4"

Lead Time: Non-Stock

Comment: Laundry Door



Item Description	Qty
3' 0" x 6' 8" - 1-3/4" 3068R4SF37010WB French and Sash Fir WaterBarrier Wood Door w/Simulated Divided Lite	1
Low-E Glass - Right Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/1" x 2-1/4" Radius Mortised Edge	1
Latch Preps w/No Strike Prep w/Deadbolt 1" x 2-1/4" No Lip - Radius Corner Strike Prep	1
Set of Standard - US10B Oil Rubbed Bronze Hinges	1
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze (ships with sill cover) Sill	1

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Quote

Page 4 of 6

Quote Number: 94

Date: 2/14/2023

Sales Person: Greg Hess

Customer Information

Name: Haley Slaughter
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 74-3/16" x 81-3/4"; R.O. = 74-11/16" x 82-1/4"

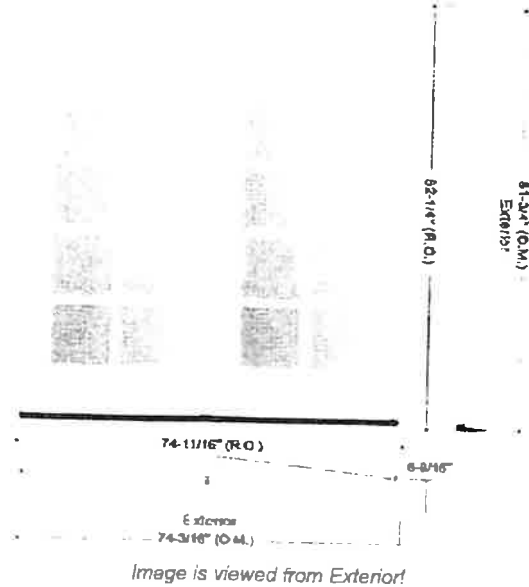


Image is viewed from Exterior

Lead Time: Non-Stock

Comment: Master Bedroom

Item Description	Qty
6' 0" x 6' 8" - 1-3/4" 3068R4SF37010WB French and Sash Fir WaterBarrier Wood Double Door w/Fir Astragal with US15 Satin Nickel 6" Flush Bolts w/Simulated Divided Lite Low-E Glass - Right Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/1" x 2-1/4" Radius Mortised Edge Latch Preps w/No Strike Prep w/Deadbolt 1" x 2-1/4" No Lip - Radius Corner Strike Prep	1
Set of Standard - US10B Oil Rubbed Bronze Hinges	1
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze (ships with sill cover) Sill	1

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Customer Information

Name: Haley Slaughter
Address:

Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 74-3/16" x 81-3/4"; R.O. = 74-11/16" x 82-1/4"

Lead Time: Non-Stock

Comment: Parlor Door

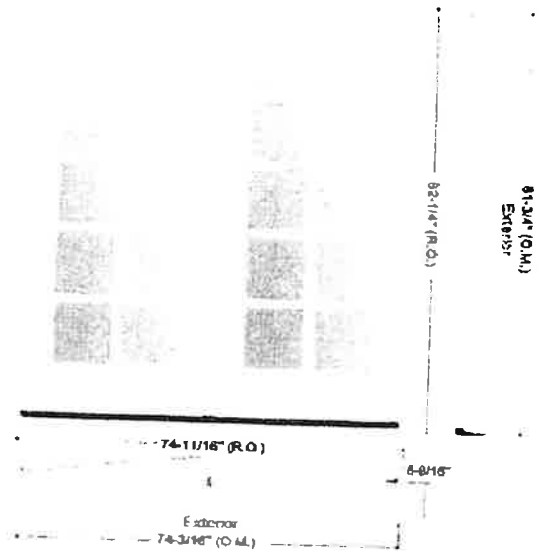


Image is viewed from Exterior

Item Description	Qty
6' 0" x 6' 8" - 1-3/4" 3068R4SF37010WB French and Sash Fir WaterBarrier Wood Double Door w/Fir Astragal with US15 Satin Nickel 6" Flush Bolts w/Simulated Divided Lite Low-E Glass - Left Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/1" x 2-1/4" Radius Mortised Edge Latch Preps w/No Strike Prep w/Deadbolt 1" x 2-1/4" No Lip - Radius Corner Strike Prep	1
Set of Standard - US10B Oil Rubbed Bronze Hinges	1
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze (ships with sill cover) Sill	1

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Address:

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Job Name:

Specifications

U.D. = 31-1/2" x 81-3/4"; R.O. = 32" x 82-1/4"

Lead Time: Non-Stock

Comment: Kitchen Door

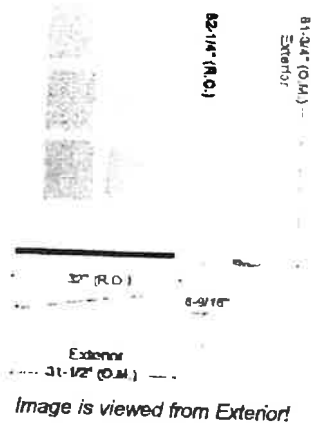


Image is viewed from Exterior!

Item Description	Qty
2' 6" x 6' 8" - 1-3/4" 2668R4SF37010WB French and Sash Fir WaterBarrier Wood Door w/Simulated Divided Lite Low-E Glass - Left Hand Inswing (Full Lite 10-Lite w/Ovolo Sticking)	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/1" x 2-1/4" Radius Mortised Edge Latch Preps w/No Strike Prep w/Deadbolt 1" x 2-1/4" No Lip - Radius Corner Strike Prep	1
Set of Standard - US10B Oil Rubbed Bronze Hinges	1
Primed Wood Frame - 6-9/16" Jamb w/No Exterior Trim	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze (ships with sill cover) Sill	1
<i>All Doors must to be approved by the Customer</i>	

4 1/2" Typ

3 5/16"

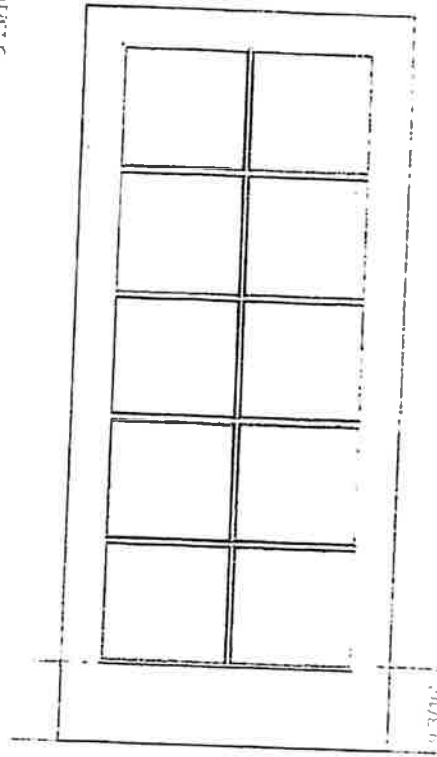
4 7/16"

80"

67 3/8"

8 11/16"

9 3/16"

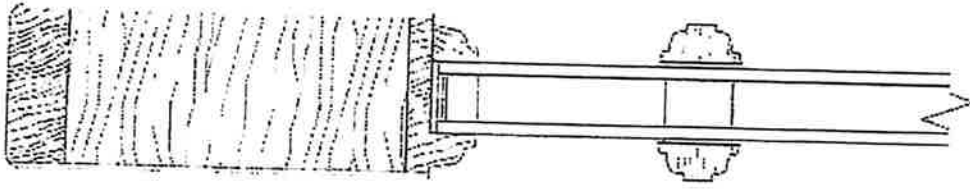


4" Typ

28

26

Scroll below to see page 2



MARVIN® 

HISTORIC SOLUTIONS FOR WINDOWS & DOORS





TABLE OF CONTENTS

4	OUR HISTORY
6	UNMATCHED EXPERTISE
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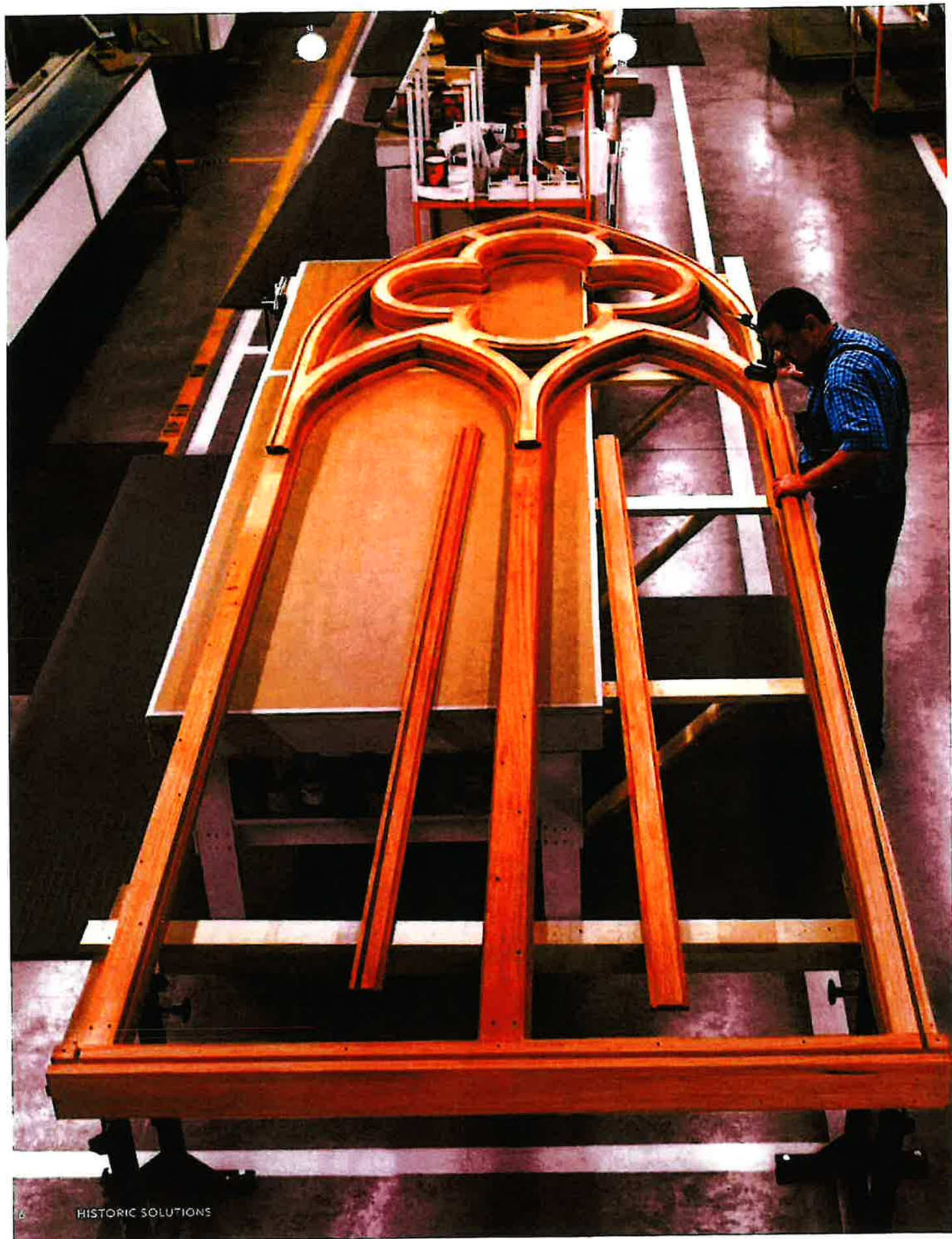
Cover Photo: Scott Frances/OTTO



OUR HISTORY
MAKES US UNIQUELY
QUALIFIED TO
HANDLE YOUR
PIECE OF HISTORY

For generations, Marvin has built a reputation for doing the tough window and door projects. We've been solving historic rehabilitation challenges for residential and commercial spaces longer than anyone else, and we know the ins and outs—collaborating early on with architects, facilities managers and general contractors, reviewing products and options, navigating the National Parks Service guidelines, discussing window specifications with local historic commissions, and attending field testing.

We offer the best project-based solutions and work with all stakeholders and partners to **achieve exceptional historical accuracy and performance.**



UNMATCHED EXPERTISE

With products across thousands of residential spaces, university campuses, government buildings, places of worship and Main Street storefronts, Marvin is a proven leader in crafting customized historic windows and doors for any space. When repair isn't an option, Marvin teams work with project owners, architects and design teams to find the solution that meets historical guidelines while providing state-of-the-art performance, energy efficiency, operation and durability.

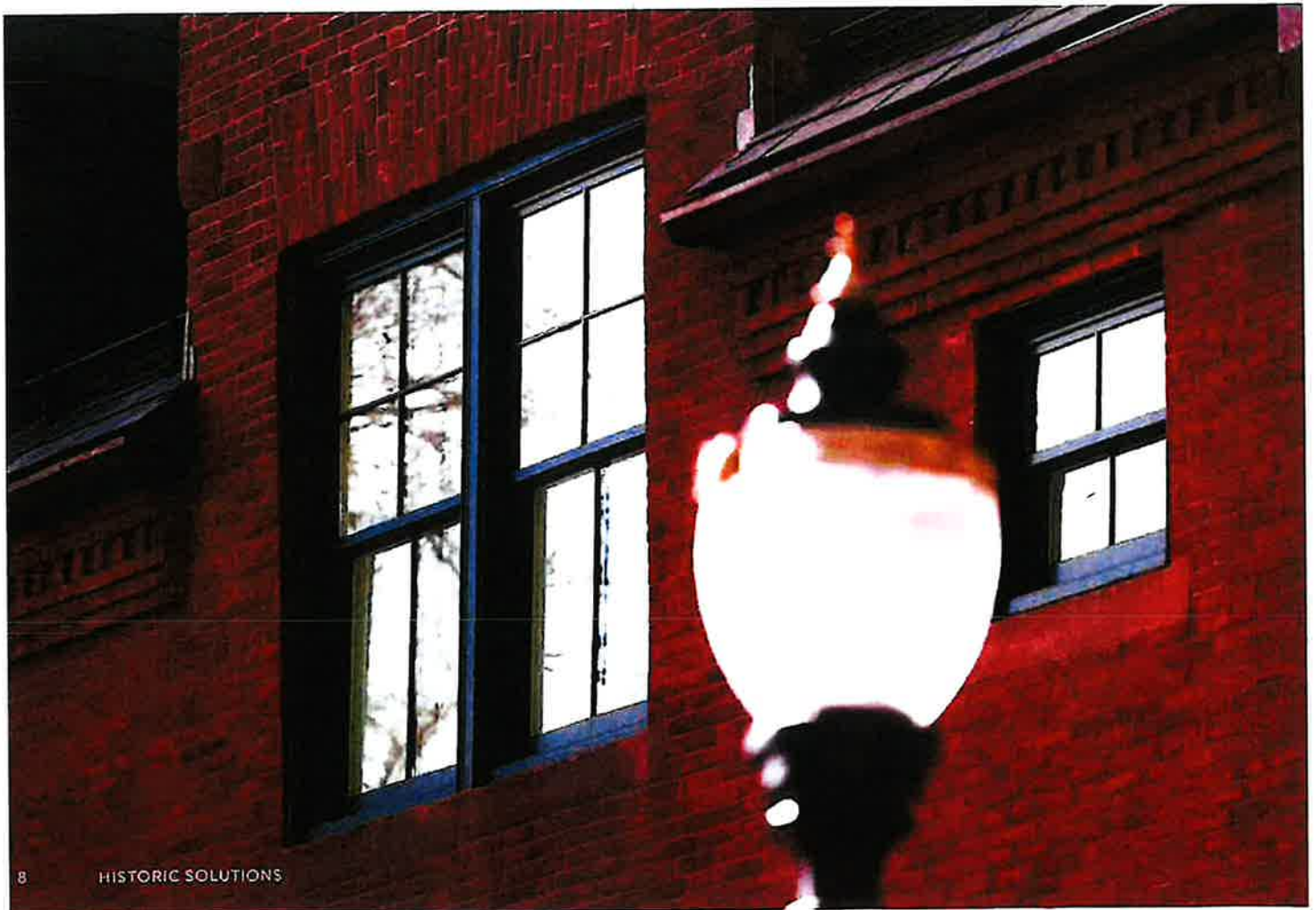
DOUBLE HUNG G2 CASING OPTIONS

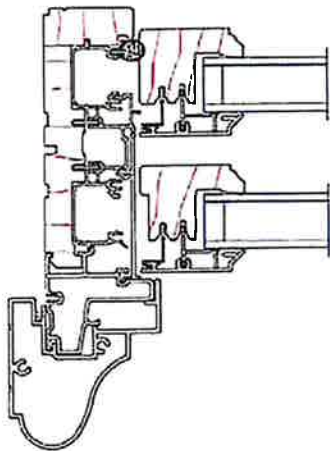
AT MARVIN, WE TAKE PRIDE IN REPLICATING THE SMALLEST DETAIL TO ENSURE HISTORIC ACCURACY.

With the Ultimate Double Hung G2 Historic Casing Option, projects benefit from improved mass and proportionality of the sash, frame, and casing, along with reduced shadow lines for a truly historically accurate result.

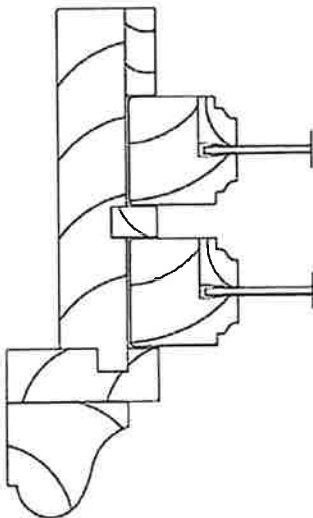
When compared with a traditional historic wood double hung, casing and blind stop profiles are accurately dimensioned. This attention to detail allows the sash and glass to remain in the same plane maintaining the relationship between the edge of glass and the masonry opening.

Several casing options are available, as well as custom casing profiling capabilities to match existing exterior details.

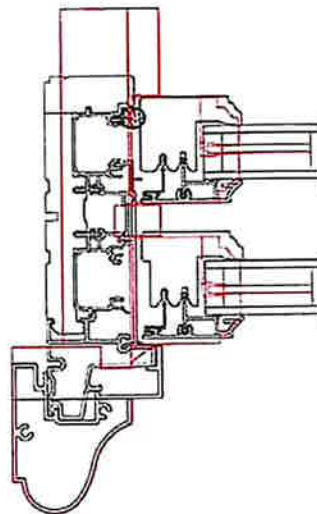




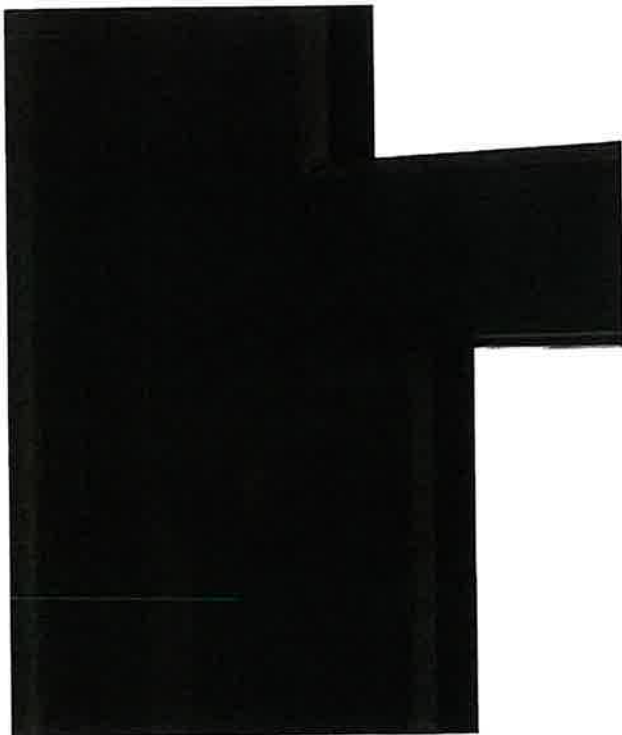
MARVIN ULTIMATE DOUBLE HUNG G2
HISTORIC CASING OPTION



TRADITIONAL HISTORIC
WOOD DOUBLE HUNG



RED: TRADITIONAL
BLACK: MARVIN HISTORIC CASING OPTION



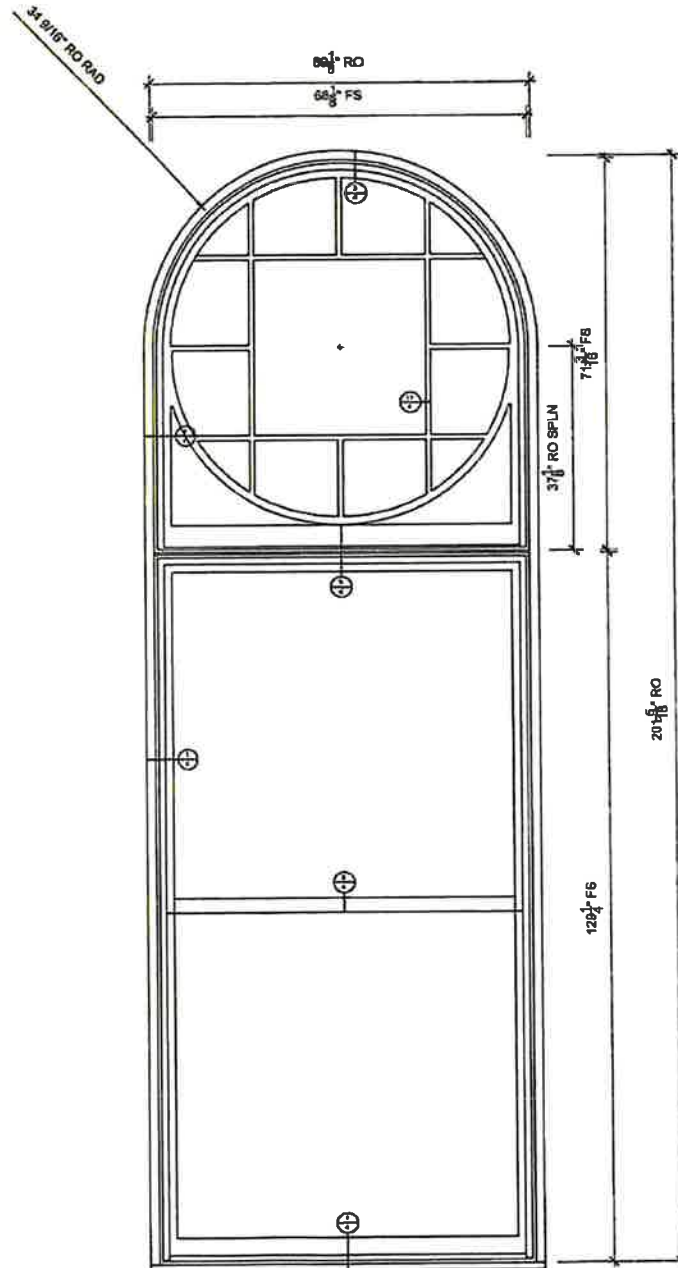
EXTERIOR SASH LUG SHOWN IN GUNMETAL, OGEE PROFILE



RIDGELAND PROFILE CASING SHOWN IN GUNMETAL

SIMULATED CHECK RAILS AND LIFT LOCKS

Merging historic tradition with modern performance typically requires creative thinking and customized solutions. When replacing existing windows that are “beyond repair”, Marvin will work with you to develop solutions - such as a simulated checkrail shown in the drawing below - that recreate historic profiles and details.



The Marvin Lift Lock is the next innovation in function, design, and aesthetics for the Marvin Ultimate Single Hung G2 window. Moving the location of the lock from the check rail to the lower part of the sash solves an age-old problem of lock accessibility. Now, the lift lock closes and acts as a handle for raising and lowering the bottom sash. To lock, simply close the bottom sash.

The operation of the window works seamlessly even with limited hand dexterity or range of motion. With the Lift Lock, key features of the Marvin Ultimate Single Hung G2 are maintained, including expansive sizes up to 5 feet wide by 10 feet high, and a DP40 performance rating, making it a perfect solution for residential and commercial projects.

TRADITIONAL LIFT LOCK**CONTEMPORARY LIFT LOCK**

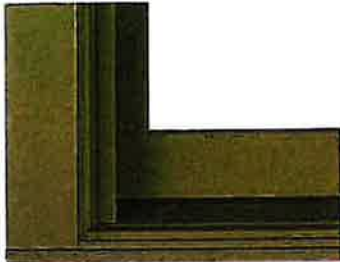
EXTERIOR CASINGS + SUBSILLS

Adding Marvin clad or wood casings and subsills provides great architectural details to any project. We offer hundreds of clad and wood casing options that have the can be customized to match existing profiles.

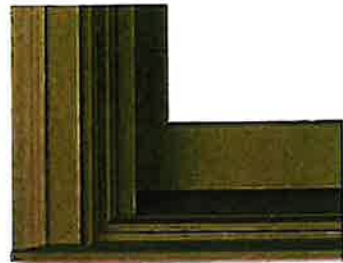
Our clad casings are made of ultra-durable extruded aluminum, which features an extremely durable factory applied finish that resists chalking, fading, pitting, corrosion and marring, and is backed by a 20-year warranty against chalk and fade. Meets AAMA 2605 requirements.



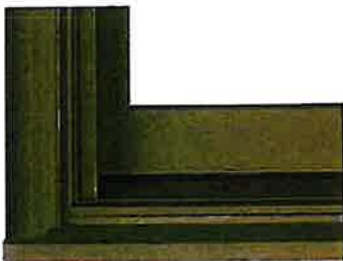
**BRICK MOULD CASING
WITH A246 SUBSILL**



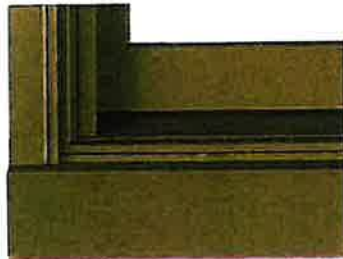
**FLAT CASING
WITH A246 SUBSILL**



**COLUMBUS CASING
WITH A1450 SUBSILL**



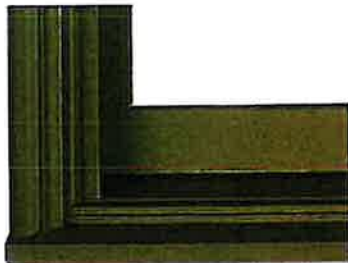
**RIDGELAND CASING
WITH A1453 SUBSILL**



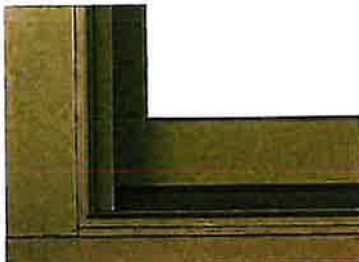
**GRAYSON CASING
WITH A1451 SUBSILL**



**THORTON CASING
WITH A1450 SUBSILL**



**STRATTON CASING
WITH A1453 SUBSILL**



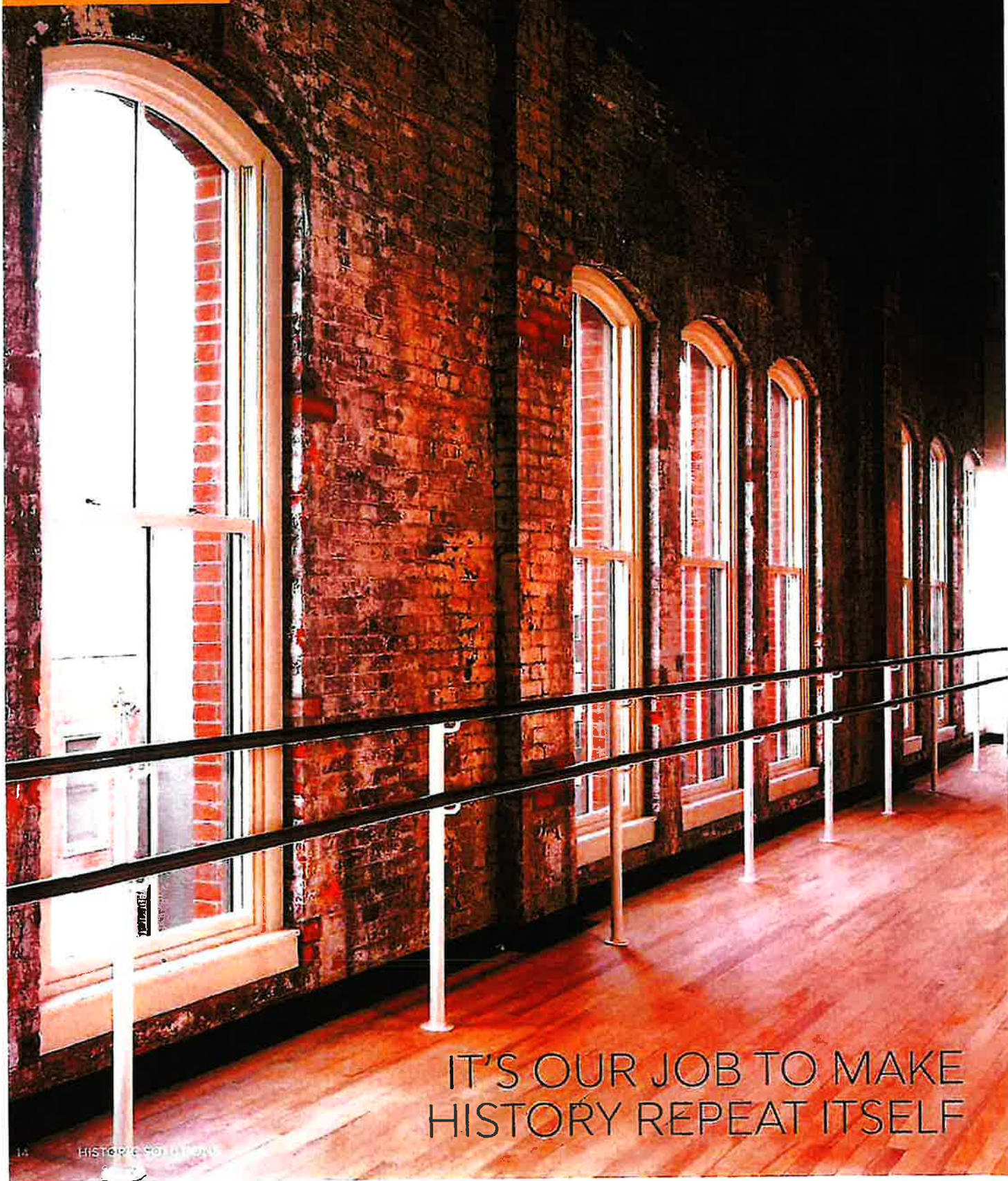
**POTTER CASING
WITH A217 SUBSILL (BOTTOM)**



**POTTER CASING
WITH A217 SUBSILL (TOP)**

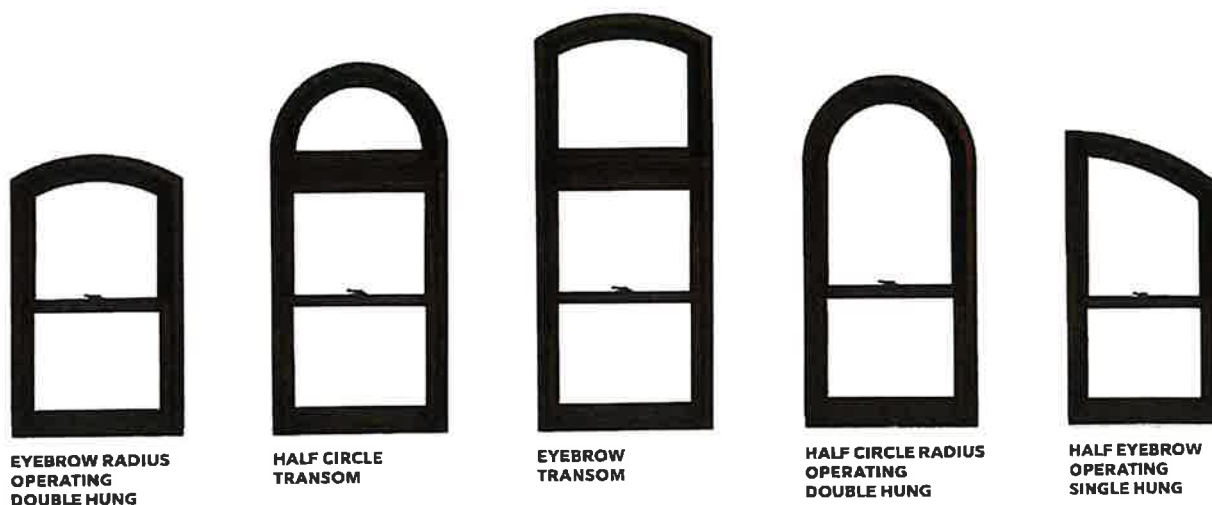


RADIUS SHAPES



IT'S OUR JOB TO MAKE
HISTORY REPEAT ITSELF

Marvin's range of radius window and door options ensures architects can accurately replicate the details and designs that are key to a building's historic fabric and aesthetic.



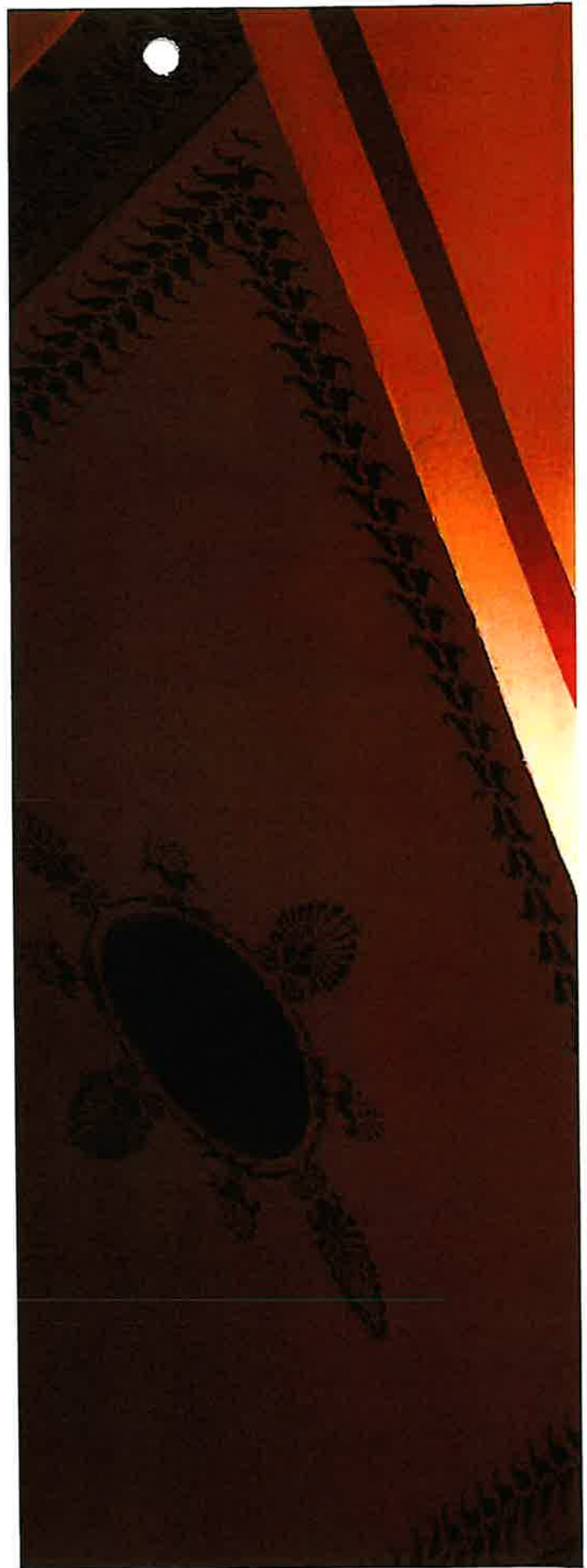
Some projects call for window units or assemblies designed with graceful radius curves on the exterior and rectangular, operating hung windows on the interior. Marvin has a range of radius variations available for design flexibility.



EXTERIOR AND INTERIOR DOUBLE HUNG G2 WITH VARIATION 6

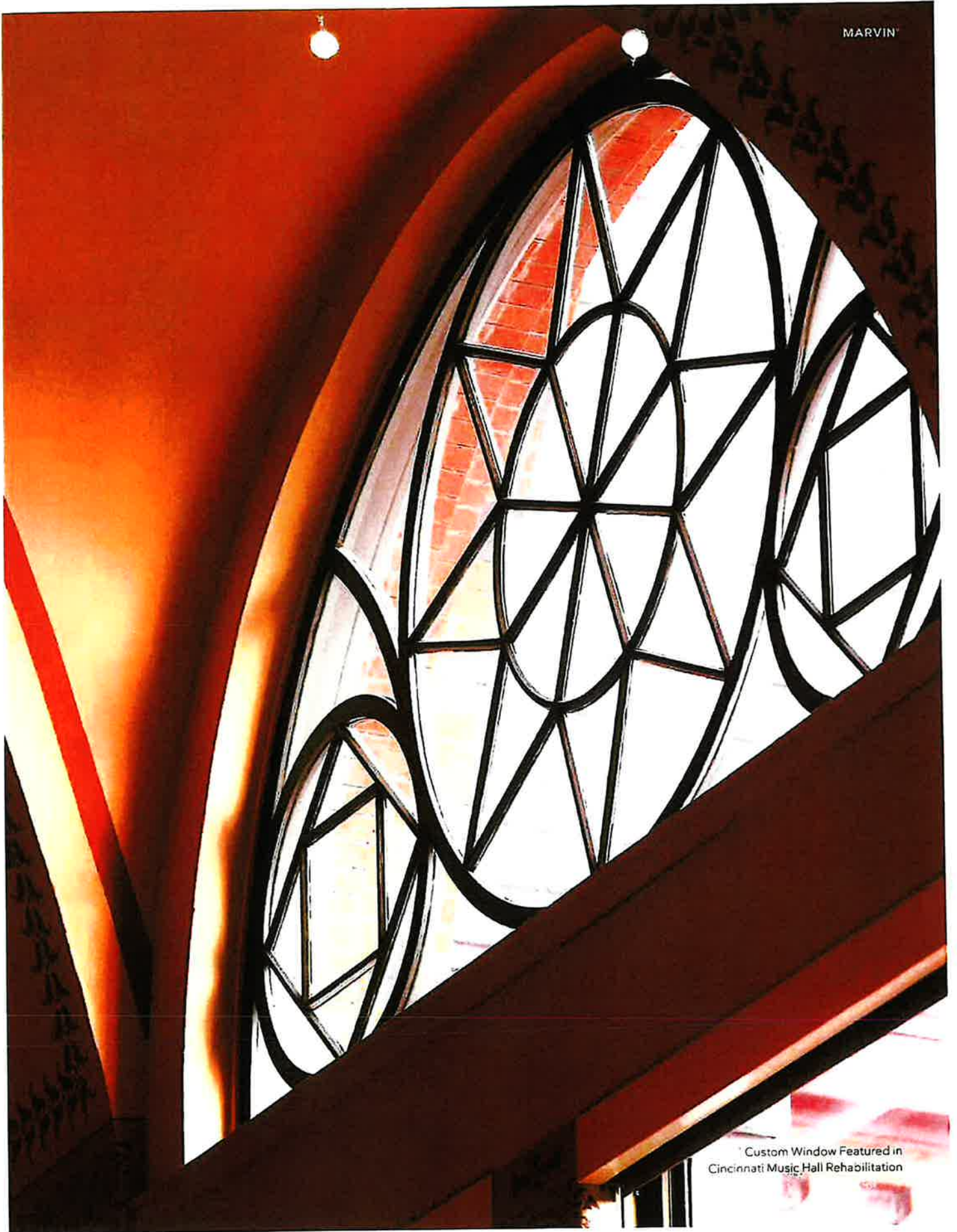
CUSTOM SHAPES

Marvin is able to replicate one-of-a-kind windows that make historic buildings unique across all types of geometric shapes. When bringing an old building back to life, these types of windows define the true character of the building.



MARVIN®

Custom Window Featured in
Cincinnati Music Hall Rehabilitation



SIGNATURE ULTIMATE COLLECTION

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking. Color options span from muted, earthy tones to bold, rich colors and include three pearlescent finishes. Custom color matching is also available to meet any design vision.

AAMA awards certifications to materials that pass numerous, rigorous tests that simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Achieving AAMA verification provides independent verification that Marvin finishes are best-in-class.

Extruded Aluminum Colors

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability.

Select from a variety of colors, or work with us to create a custom color.



Wood Exteriors

Wood is a premium material for windows and doors, offering classic aesthetic appeal, customization, and design versatility.

Choose from four exterior options, ready to be finished to match your project's exacting requirements.

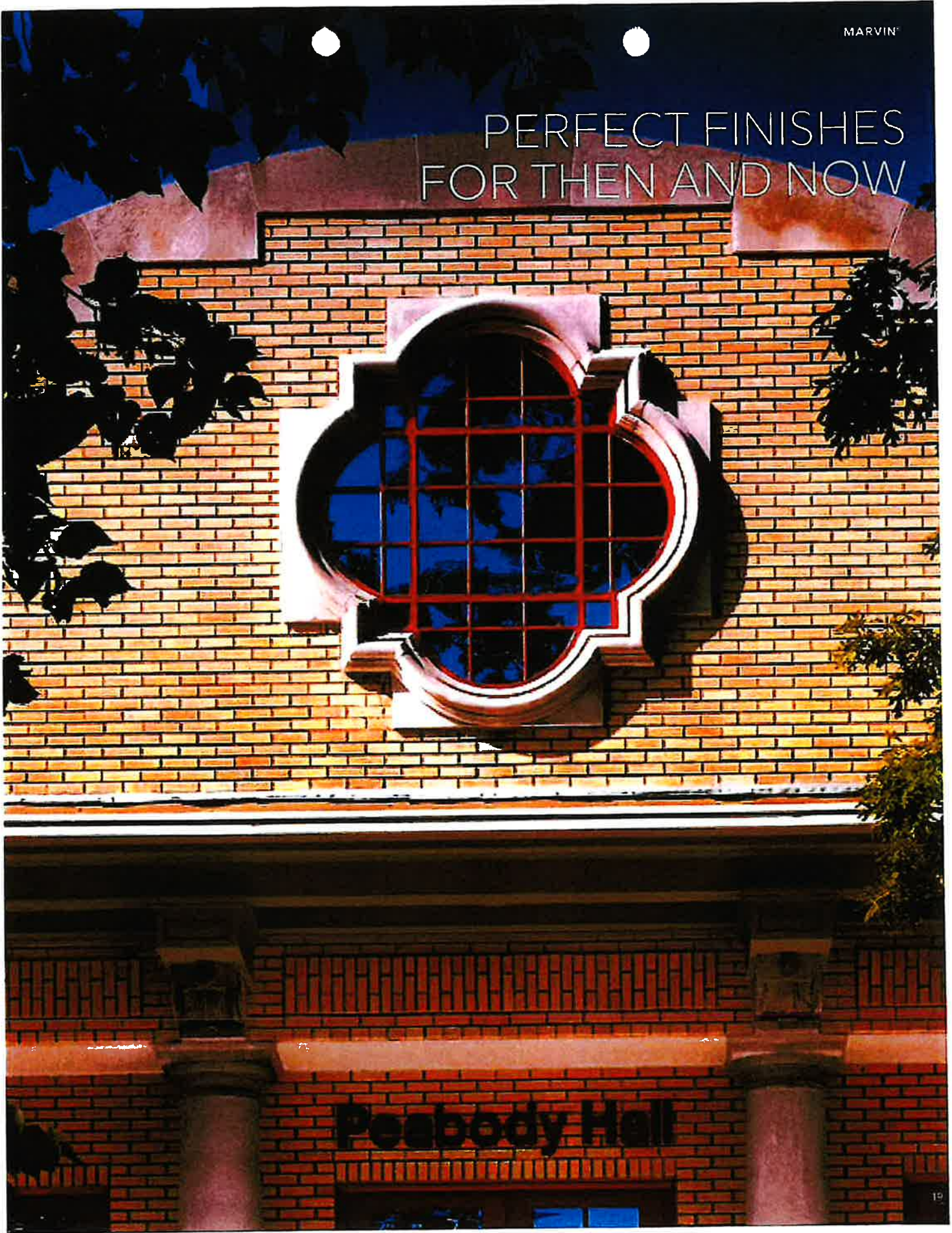


Wood Interiors

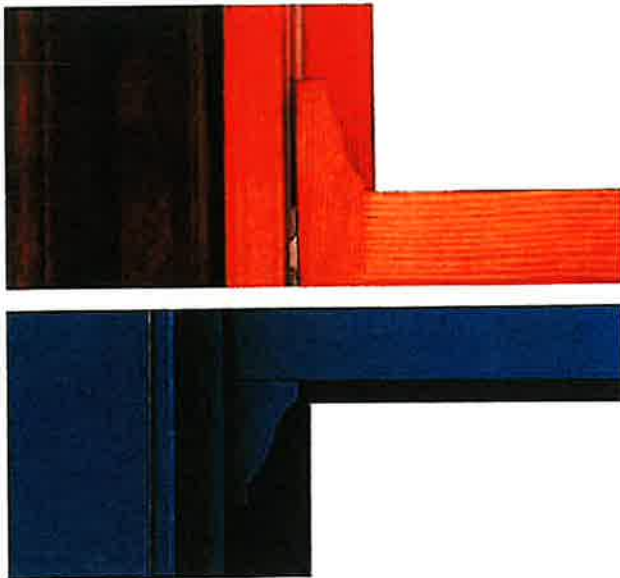
Before assembling windows and doors, each individual piece of wood is sanded, conditioned, stained, and oven-cured. Finished pieces are clear-coated and then sanded and coated again, providing an ideal finish.



PERFECT FINISHES
FOR THEN AND NOW



CUSTOM WINDOWS AND DOORS BUILT WITH A CRITICAL EYE FOR HISTORIC DETAIL.



Interior and Exterior Sash Lug

Replication sometimes requires exterior or interior lugs. Factory applied, or field application kits are available.



Signature Ultimate Wood Double Hung Chain and Pulley

Contributes to the authentic appearance of replacement windows. Available in a variety of styles and finishes.



Commercial Doors

The Marvin Ultimate Commercial Door combines sophisticated design with rugged durability to stand up to years of commercial use. Available in a wide variety of design and customization options, Ultimate Commercial Doors are manufactured with different construction and assembly processes than Marvin's residential doors.

Commercial Doors are available in wood or clad-wood styles to match historic design needs, with an optional commercial hardware package, including closer, mortise lock, rim device, kick plate, and removable mullions.



Divided Lites and Authentic Divided Lites

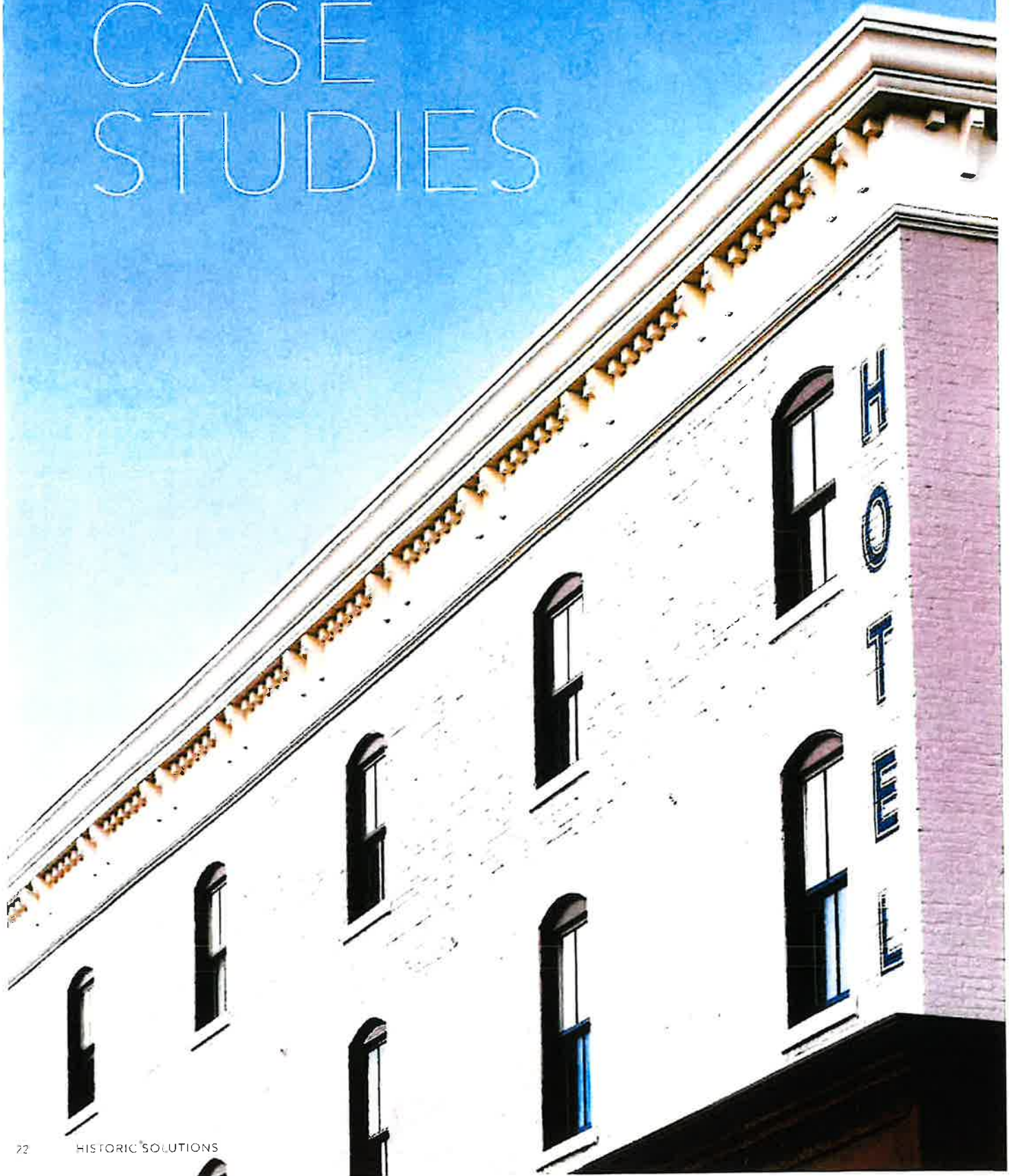
Patterns can feature an array of muntin widths, unique muntin profiles, rectangular or radius cuts and more. Custom divided lites available.

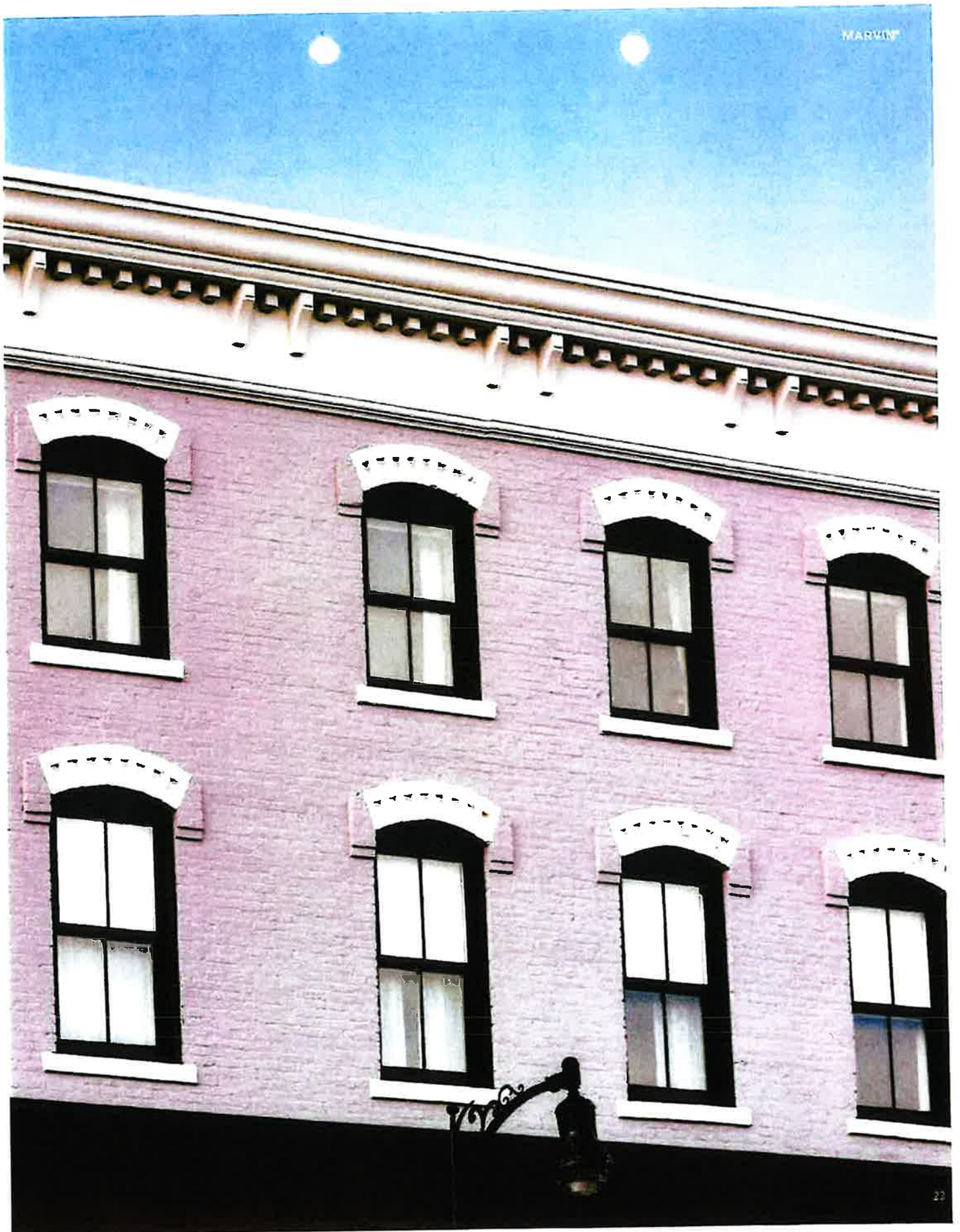


Glass and Glazing

An array of decorative and specialty glass options are available, including Restoration glass or Circa glass, along with glazing options to meet requirements for sound abatement, Sea Turtle Conservation Codes and California fire zone specifications.

CASE STUDIES





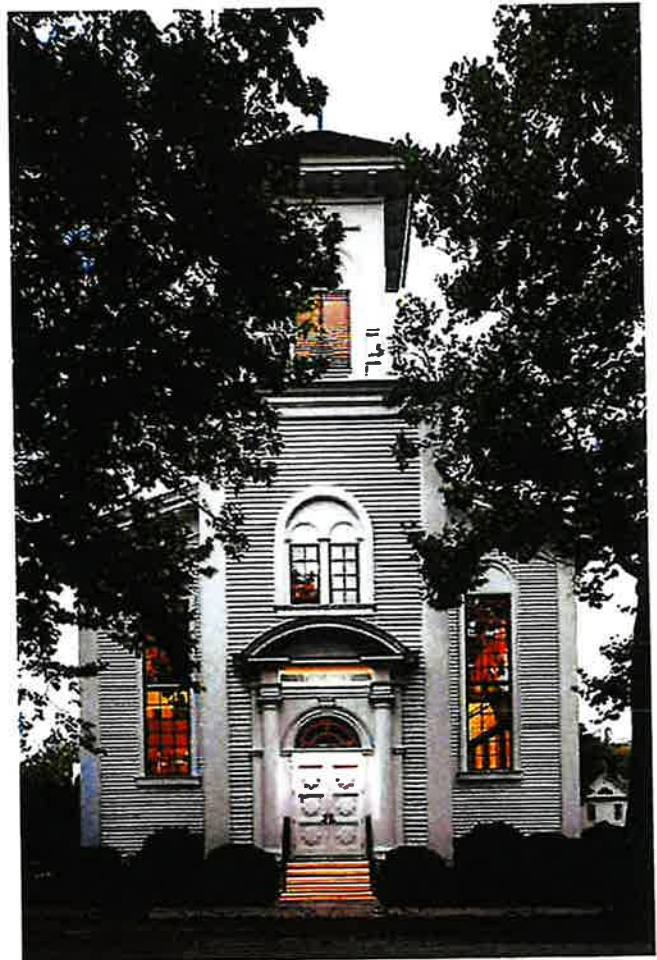
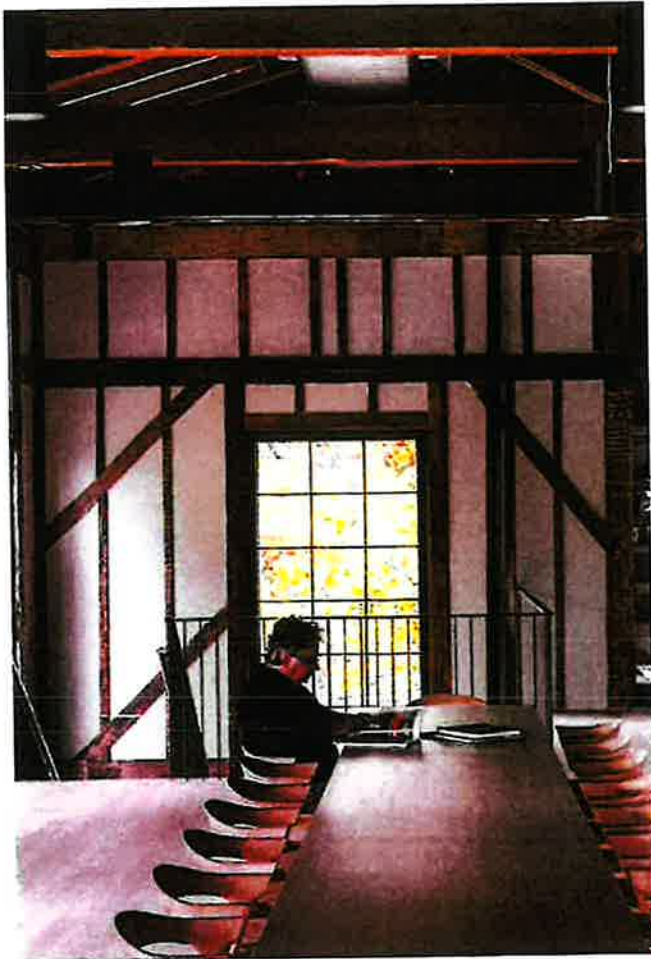


ADAPTIVE RE-USE

THE CHURCH SAG HARBOR, NY

ARCHITECT: Lee Skolnick

UNITS + APPLICATIONS: An adaptive reuse project, "The Church" is a 12,000-square-foot former Methodist Church, built in 1835. Having weathered nearly two centuries with its strong bones of vaulted ceilings and heavy beams, Architect Lee Skolnick of Skolnick Architecture + Design worked with artists and community activists Eric Fischl and April Gornik to transform the church into a center for the arts. The building features Marvin Ultimate Assembly, Direct Glaze, Casement and Awning windows, and Inswing French Doors. The exterior windows are clad in aluminum, a design choice that had to be brought before an architectural review board for approval to ensure the church upheld its historic integrity.





RESIDENTIAL REMODEL

QUEEN ANNE SEATTLE, WA



ARCHITECT: Anne Adams

UNITS + APPLICATIONS: When a young couple purchased this 1910s-era colonial revival in the Queen Anne neighborhood of Seattle, they loved the home's classic, quintessentially American architecture but wanted to update and modernize it without compromising its original character, charm and period detail. Making the home more energy efficient was an important goal for the owners; the decision was made to replace all of the original windows and add more glazing. The new windows kept with the scale and style of the original house and Marvin was able to replicate the lite proportions of the original windows with the new units. The ovolo detailing on the new Marvin windows and doors was almost identical to the sticking that was on the original windows.





AWARD-WINNING HISTORIC PRESERVATION

UNION STABLES SEATTLE, WA

ARCHITECT: Ed Weinstein

UNITS + APPLICATIONS: The building underwent several transformations over the years, and after being damaged by a series of fires and earthquakes, it gradually fell into a state of disrepair. For a historic project like this, the preservationist mandate is to either repair existing windows or replace in kind. But since there were neither old windows to use as models nor original architectural drawings to rely on for reference, Weinstein instead used early photos of the building to accurately replicate the essential patterns of the windows in the present. Union Station received the 2015 Washington State Historic Preservation Office Awards for Outstanding Achievement in Historic Preservation.



RENOVATION OF NATIONAL HISTORIC LANDMARK

CINCINNATI MUSIC HALL CINCINNATI, OH

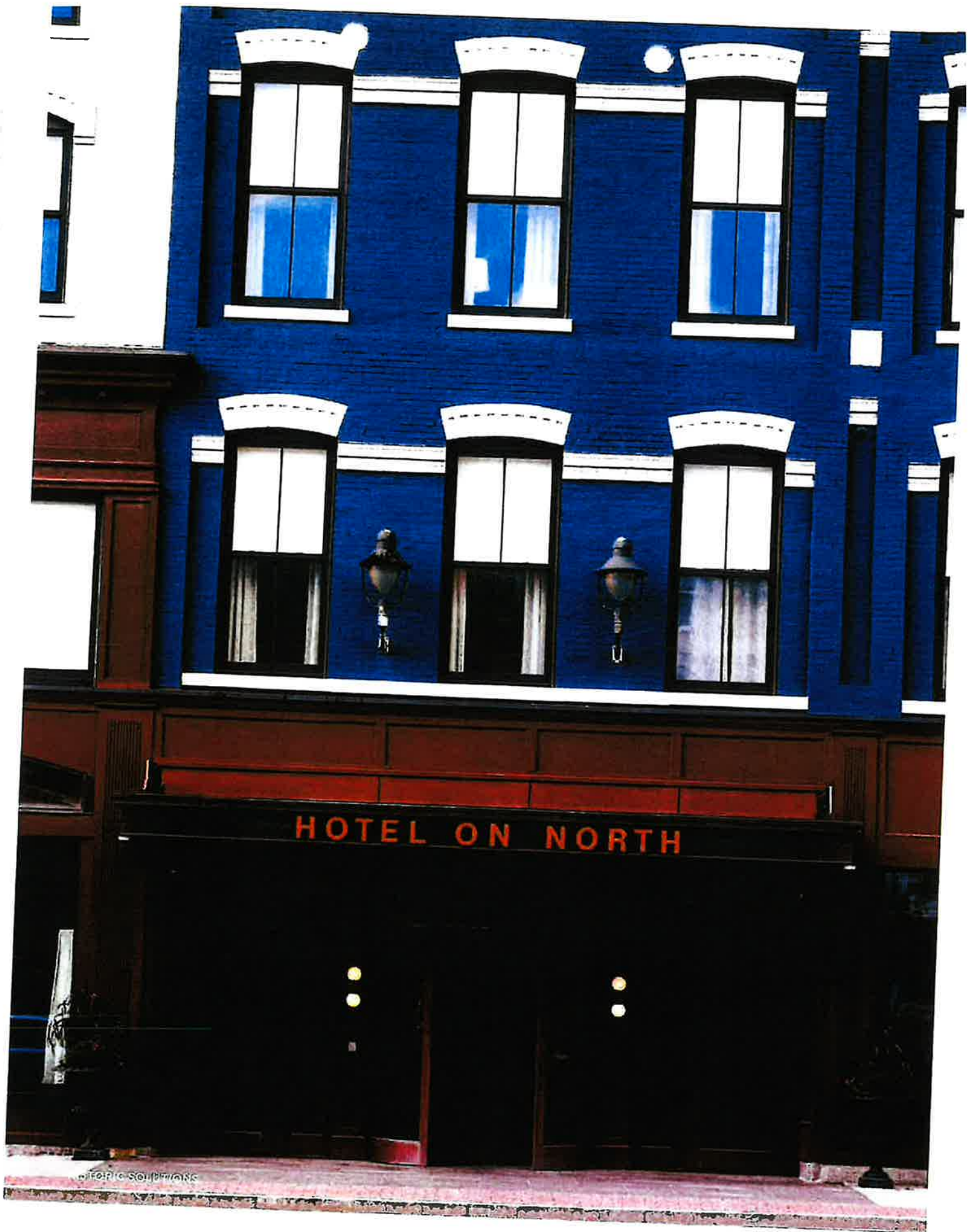


ARCHITECT: Alan Weiskopf

UNITS + APPLICATIONS: Originally built in 1878, the Cincinnati Music Hall reopened in October 2017 after a \$143 million renovation that revived its former architectural glory and enhanced the audience experience. With its gabled roof, decorative brick work, and signature window tracery, the building is a prime example of High Victorian Gothic Revival style.



It is one of only approximately 2,500 designated national historic landmarks, the highest level of historic significance that a building can achieve in the United States. Featuring 103 Marvin Ultimate Wood Double Hung Magnum windows, the Marvin team worked closely with builders, historic preservationists, architects, and other specialists to help navigate the complex guidelines a historic project like this one requires.



HOTEL ON NORTH

PEOPLE SOLUTIONS

MAIN STREET REVITALIZATION

HOTEL ON NORTH PITTSFIELD, MA

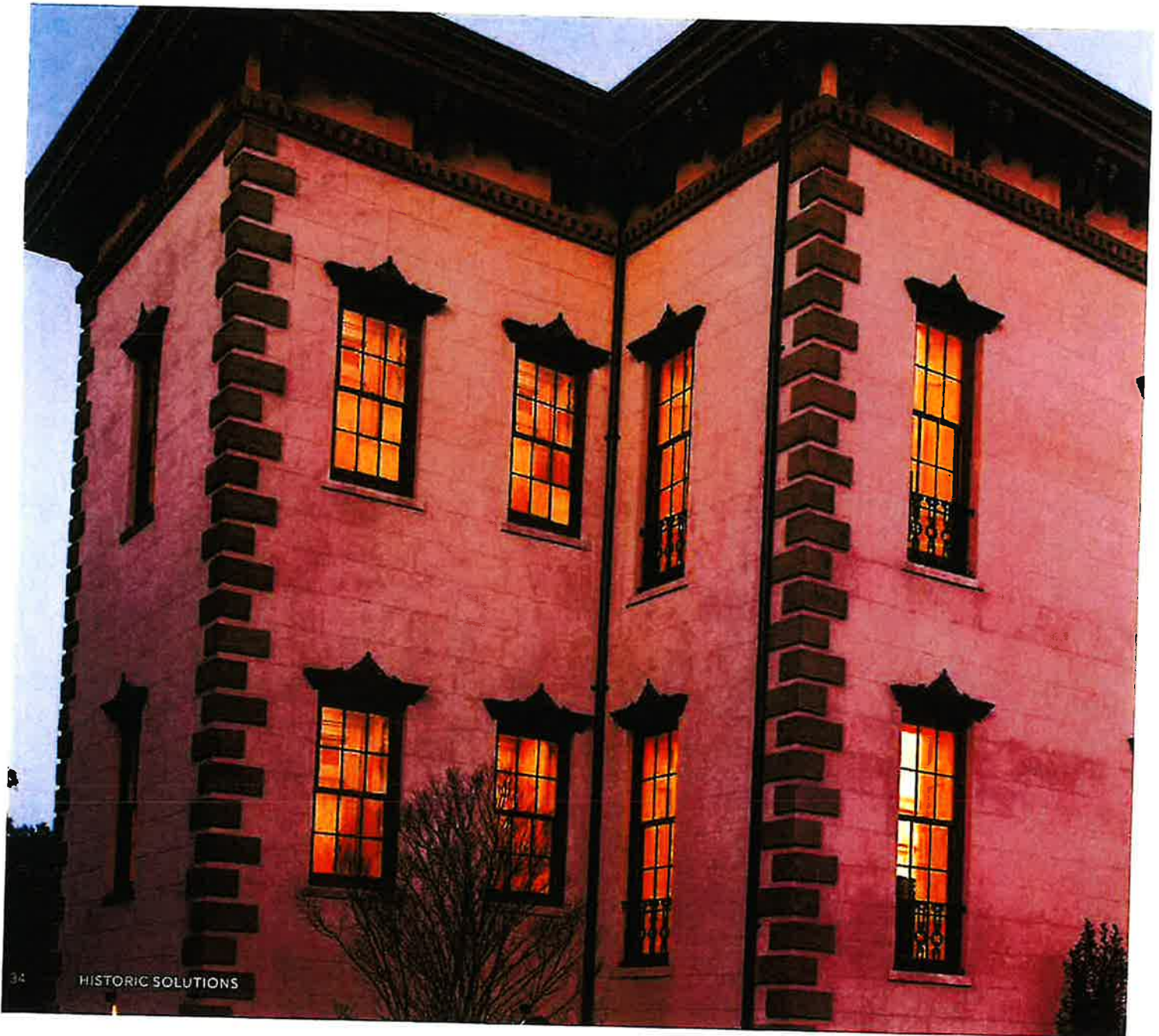
ARCHITECT: Karen T. Hunt

UNITS + APPLICATIONS: A 19th century main street building has been transformed into a hotel that captures the vibrant and creative spirit of the region. Now on the National Register for Historic Places, the building originally housed a menswear and sporting goods emporium. The creative team on the project was committed to maintaining as much of the history as possible and preserving the essence of the building. Marvin was able to match original profiles of the windows by inspecting photos from the early 1900's. The almost-9-foot-tall windows were key to preserving the historic fabric of the building.



ADAPTIVE REUSE

SAVANNAH LAW SCHOOL SAVANNAH, GA



ARCHITECT: Lynch Associates Architects

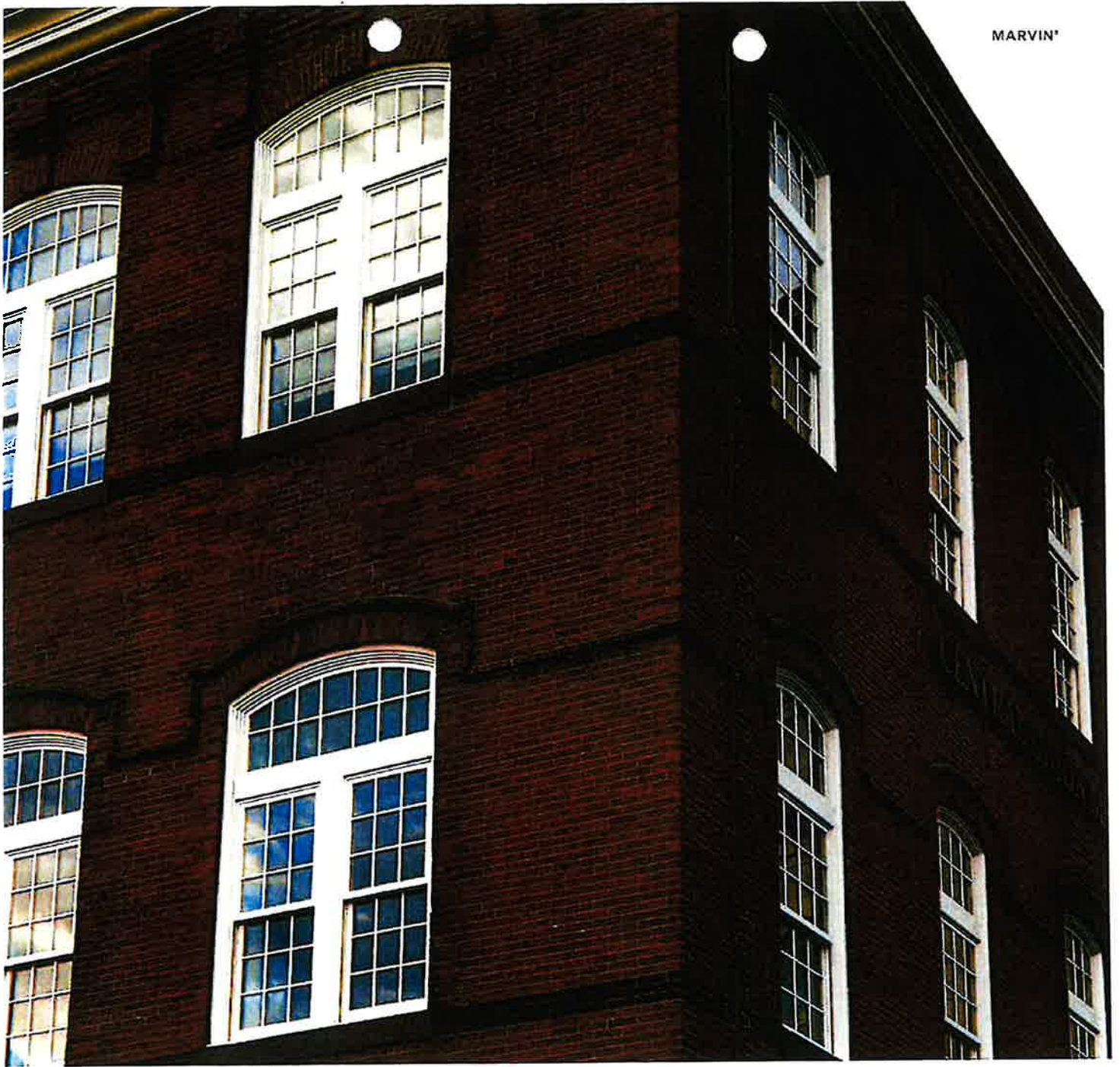
UNITS + APPLICATIONS: This federal tax credit restoration and rehabilitation project replaced windows in 100 openings with Marvin Ultimate Wood Double Hung and Ultimate Wood Double Hung Magnum units, single glazed with authentic divided lites and 7/8" muntins.





HISTORICAL MATCHING

CENTRAL UNION MISSION WASHINGTON, D.C.



ARCHITECT: Cox Graae + Spack Architects

UNITS & APPLICATIONS: Marvin Clad Ultimate Double Hung Windows and Round Top Transoms were used with Thorton casings to match original window profiles. Custom flashing solutions addressed waterproofing issues in the existing masonry.

THE MARVIN PORTFOLIO



ULTIMATE

Most extensive selection of features, options, and product types



MODERN

Design flexibility in a purely modern aesthetic available exclusively at Marvin Modern dealers

MARVIN SIGNATURE COLLECTION

INTERIORS

WOOD

6 species options + custom
2 painted or primed options
6 stains + clear coat

EXTRUDED ALUMINUM

5 color options

EXTERIORS

EXTRUDED ALUMINUM

19 colors + custom

OR

WOOD

3 species + custom

FIBERGLASS

5 color options

SIZING

Standard – custom sizing for replacement, remodeling, or new construction

Custom sizing for remodeling or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

Minimalist hardware for modern design aesthetic

COASTAL + WATERFRONT

Hurricane Impact Zones 3 and 4,
+ PG 50 Products

The Marvin portfolio consists of five product lines organized into three distinct collections defined by the degree of design detail and customization opportunities.

Marvin windows and doors offer exceptional performance, energy efficiency, low maintenance, and quality you can see, feel, and touch to help bring your vision to life.



COASTLINE

Custom windows and doors for high velocity hurricane zones in the coastal Southeast

ELEVATE

Wide range of options and product types

ESSENTIAL

Curated options and product types

EXTRUDED ALUMINUM
6 solid colors, 4 woodgrain finishes

WOOD
Bare pine, painted Designer Black, painted White, or clear coat

FIBERGLASS
4 color options

EXTRUDED ALUMINUM
6 solid colors, 4 woodgrain finishes

FIBERGLASS
6 color options

FIBERGLASS
6 color options

Custom sizing for replacement, remodeling, or new construction

Standard + custom sizing for replacement, remodeling, or new construction

Standard + custom sizing for replacement, remodeling, or new construction

Available in multiple styles, sizes, and finishes to complement the window + door aesthetics

Available in 6 finish options with 2 door handle styles

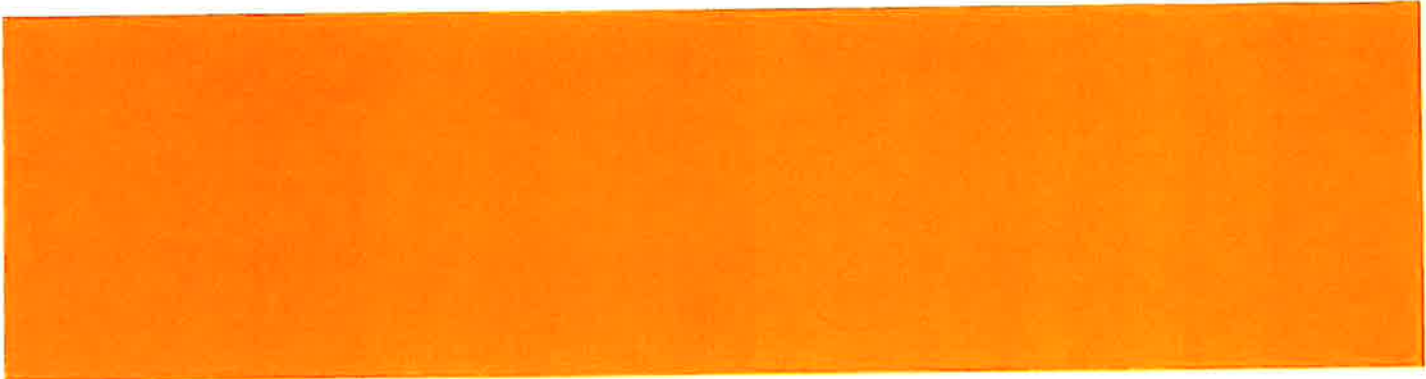
Available in 6 finish options with 1 door handle styles

All products rated for High Velocity Hurricane Zone (HZ4)

Hurricane Impact Zone 3, + PG 50 Products

MARVIN ELEVATE™ COLLECTION

MARVIN ESSENTIAL™ COLLECTION



Since we opened as a family-owned and -operated lumber and cedar company in 1912, Marvin has designed products to help people live better. We remain committed to bringing beauty and simplicity into people's lives with windows and doors that stand the test of time.

[MARVIN.COM/HISTORIC](https://www.marvin.com/historic)

©2023 Marvin Lumber and Cedar Co., LLC. All rights reserved.
®Registered trademark of Marvin Lumber and Cedar Co., LLC.
Part #19983283 January 2023

Colors shown in printed materials are simulations and may not precisely duplicate product or finish colors. Contact your local Marvin dealer to view actual product and finish color samples.



Spring

Exist' → Water Storage Facility
Existing Parcel Boundary (see Parcel map for support)

Add on to be replaced per new drawing.
Original House Structure to be restored.

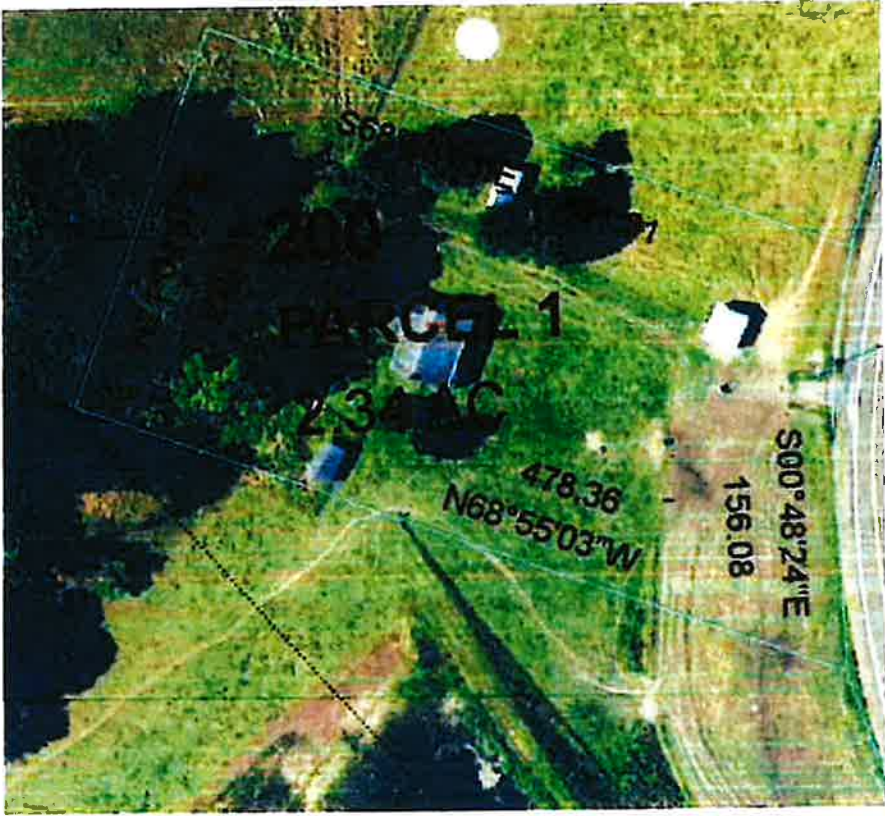
Existing Garage/ Shed Structure to be removed

Proposed new septic site- existing septic site unknown

Original County Rd "Route 1"
Existing Garage/ Shed Structure to be removed.
Existing driveway/ access point.

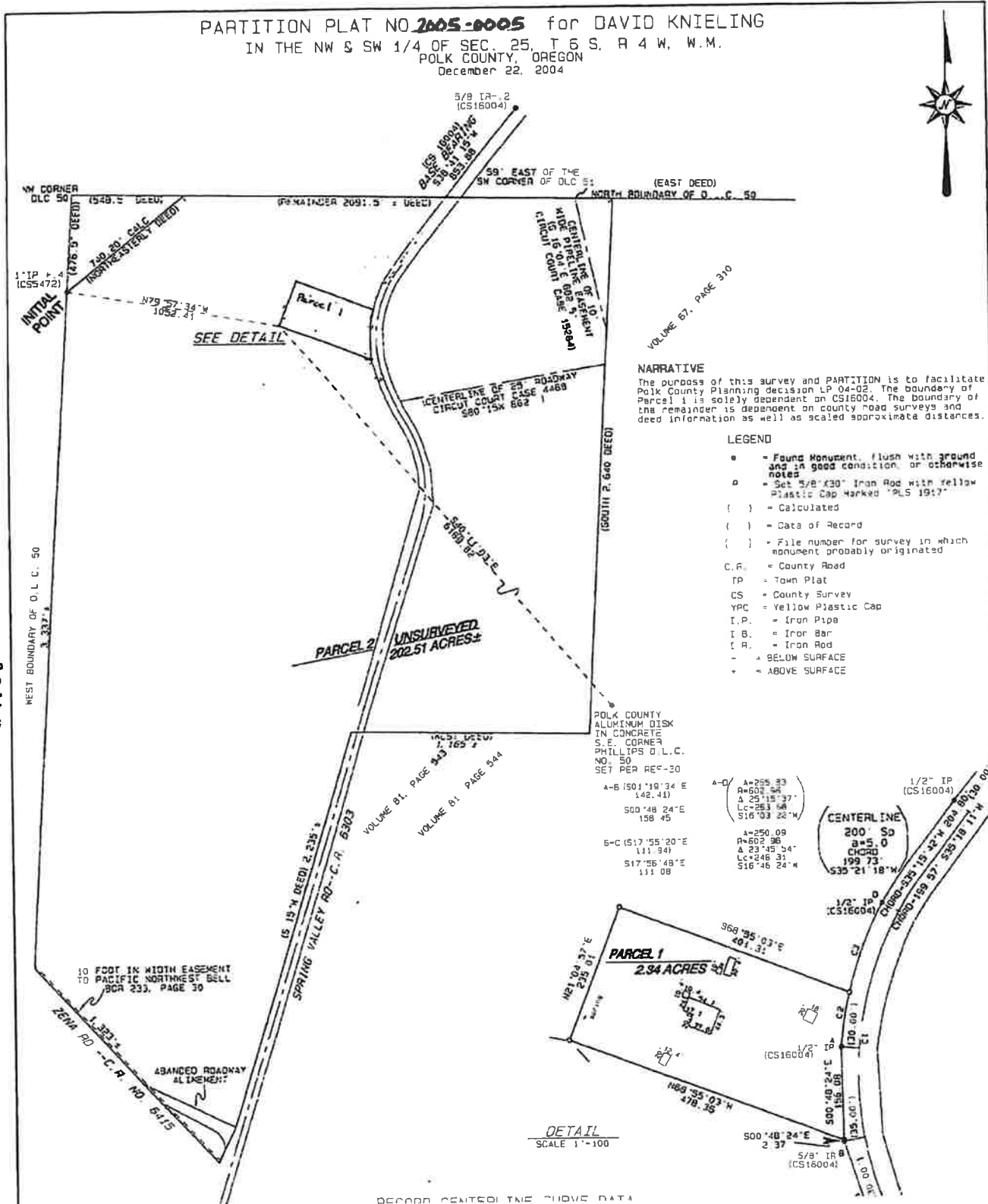
Existing County Rd

6565 Spring Valley Rd
Salem, OR 97304



14730

PARTITION PLAT NO. ~~2005-0005~~ for DAVID KNIELING
 IN THE NW & SW 1/4 OF SEC. 25, T 6 S, R 4 W, W.M.
 POLK COUNTY, OREGON
 December 22, 2004



14730

14730

14730

14730

PARTITION PLAT NO ~~1005-0005~~ for DAVID KNIELING
IN THE NW & SW 1/4 OF SEC. 25, T 6 S, R 4 W, W.M.

POLK COUNTY, OREGON
December 22, 2004

SURVEYOR'S CERTIFICATE

I, David L. Panther, say that I have surveyed and marked with proper monuments the land represented on the herewith partition map, which is described as follows:
Beginning at the initial point of this partition, at which is an 1 inch iron pipe which is North 40° 11' 03" West 6,169.82 feet and N79°57'34"W 1,022.41 feet from the southwest corner of the John Phillips D.L.C. No. 50, in the West 1/2 of Section 25, Township 6 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence Northeasterly 740.20 feet to the North boundary of said D.L.C. 50; thence, Easterly along said north D.L.C. boundary 2,091.5 feet more or less to the Northwest corner of a parcel conveyed to Ralph L. Shepard by deed recorded November 30, 1917, in Volume 67, page 310, Deed Records for Polk County, Oregon; thence, Southerly 2,640 feet more or less along said Shepard West boundary to the Southwest corner of said Shepard parcel and the North boundary of parcel conveyed to Mary Frances Kaeike, by deed recorded June 10, 1927, in Volume 81, page 544, Deed Records for Polk County, Oregon; thence, West 1,165 feet more or less along said Kaeike North boundary and along the North boundary of that parcel conveyed to Lina Henderson, by deed recorded in Volume 81, page 543, Deed Records for Polk County, Oregon, to the West boundary of Spring Valley Road, County Road No. 6303; thence Southwesterly 2,235 feet more or less, along said road West boundary to the North boundary of Zena Road, County Road No. 6412; thence, Northwesterly 1,303 feet more or less along said Zena Road North boundary to the West boundary of said D.L.C. 50; thence, Northerly 3,337 feet more or less along said West D.L.C. boundary to the point of beginning and containing 204.85 acres more or less.

COUNTY APPROVALS

THIS PLAT IS HEREBY APPROVED:

S. B. Phelps DATE 1-21-05
POLK COUNTY SURVEYOR
LP 01-02
AUTHORIZATION NO.
John Allan DATE 1-31-05
POLK COUNTY PLANNING DIRECTOR

I hereby certify that all taxes and assessments on the above described property have been paid in full to July 1, 2005

Susan Diko DATE 1-21-05
POLK COUNTY TAX COLLECTION

The Described Property:

NEEDS HAS
 () Approved access permit to a public road
 () Approved access permit to a county road

Note: Access to a state highway requires a permit from the Oregon State Highway Division.

John B. Buzza DATE Jan. 19, 2005
COUNTY ROAD OFFICIAL

DECLARATION

KNOW ALL MEN BY THESE PRESENTS that the David K. Knieling Trust and Rebecca L. Knieling Trust, being the owner of the land shown hereon and desiring to dispose of the same in parcels, has caused the same to be partitioned and surveyed as shown on the hereon map.

IN WITNESS WHEREOF we set our hand and seal this 19th day of

January, 2005

David K. Knieling
David K. Knieling, Co-trustee

Rebecca L. Knieling
Rebecca L. Knieling, Co-trustee

ACKNOWLEDGEMENT

STATE OF OREGON

POLK COUNTY

On this 19 day of JANUARY, 2005, personally appeared before me a notary public for said state and county, the signed party, David K. and Rebecca L. Knieling who being duly affirmed did say that they executed the above instrument freely and voluntarily for the uses and purposes herein named, without fear or compulsion from anyone.

WITNESS my hand and seal this 19 day of JANUARY, 2005.

NOTARY PUBLIC for OREGON Conny J. Barrett, Conny J. Barrett

My commission expires November 1, 2008.
Commission number 386443

STATE OF OREGON
COUNTY OF POLK

I, Valerie Unger, County Clerk and Recorder, do hereby certify that the within plat was received and fully recorded in the Polk County Book of Partition Plats.

Volume 2005 Page 0005 on this 19th day of

FEA, 2005

Valerie Unger
Valerie Unger
County Clerk

John M. Cyprien
BY DEPUTY

010405029

14730



AmeriTitle 21148/212037

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
THE DAVID K. KNIELING TRUST, DATE
P.O. BOX 5113
SALEM, OR 97304

Until a change is requested all
tax statements shall be sent to
the following address:
THE DAVID K. KNIELING TRUST, DATE
P.O. BOX 5113
SALEM, OR 97304

Escrow No. 07-212037
Title No. _____

RECORDED IN POLK COUNTY
LINDA DAWSON, COUNTY CLERK

2002-008458

\$31.00



00051101200200084580020028

REC-WD Cnt=1 Stn=1 CAPTAIN
\$10.00 \$10.00 \$11.00

05/31/2002 11:12:26 AM

WARRANTY DEED

VELMA A. BARKER,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DAVID K. KNIELING AND REBECCA L. KNIELING, CO-TRUSTEES OR SUCCESSORS OF THE
DAVID K. KNIELING TRUST, DATED THE 12TH DAY OF APRIL, 2001, DAVID K.
KNIELING, TRUSTOR, AS TO AN UNDIVIDED 50% INTEREST, AND REBECCA L. KNIELING
AND DAVID K. KNIELING, CO-TRUSTEES OR SUCCESSORS OF THE REBECCA L. KNIELING
TRUST, DATED THE 12TH DAY OF APRIL, 2001, REBECCA L. KNIELING, TRUSTOR, AS TO
AN UNDIVIDED 50% INTEREST, TOGETHER AS TENANTS IN COMMON.
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of POLK and State of Oregon, to wit:
SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
TAX ACCT. 266194

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
--

and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance is \$ 500,000.00.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 23rd day of May, 2002

Velma A. Barker
VELMA A. BARKER

State of Oregon
County of MARION

This instrument was acknowledged before me on May 03, 2002 by VELMA
A. BARKER.

Maureen D. Crisp
(Notary Public for Oregon)
My commission expires 6/15/03

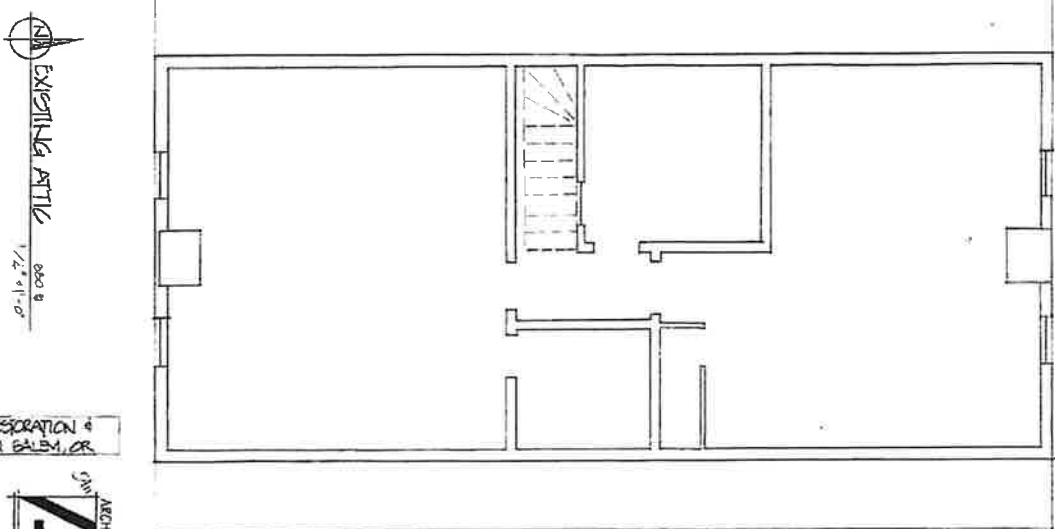
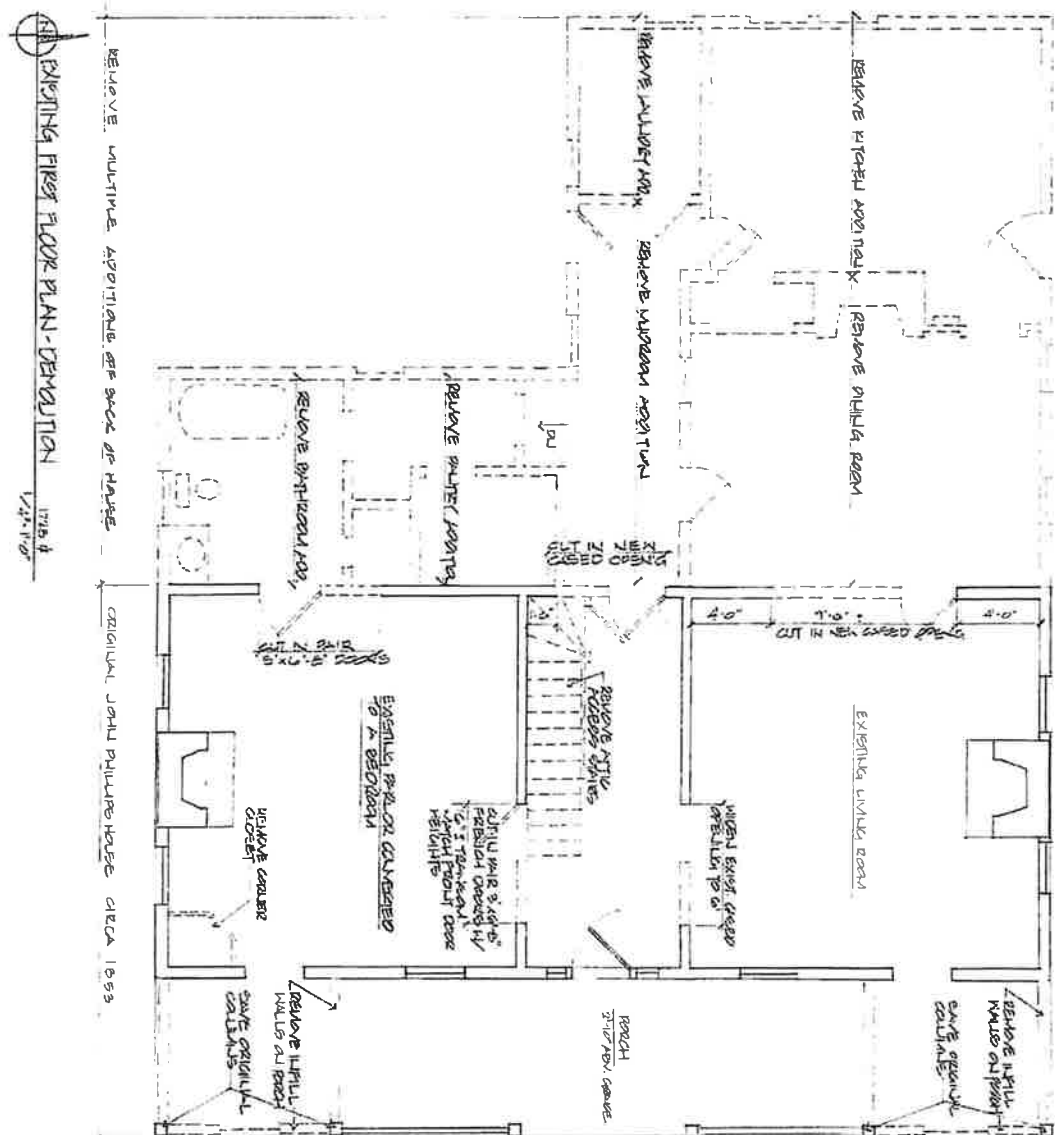
Order No. 021148P

Exhibit 'A'

Beginning at the Southwest corner of the John Phillips Donation Land Claim No. 50 in Township 6 South, Range 4 West of the Willamette Meridian in Polk County, Oregon; thence North along the West line of said Donation Land Claim to a point 476.5 feet South of the Northwest corner of said Donation Land Claim; thence Northeasterly to a point on the North line of said Donation Land Claim which is 548.5 feet East of the Northwest corner of said Donation Land Claim; thence East along the North line of said Donation Land Claim to the Northwest Corner of a tract of land conveyed to Ralph C. Shepard and wife, by deed recorded November 30, 1917, in Volume 67, Page 310, Deed Records for Polk County, Oregon; thence South along the West line of said Shepard tract, 40.00 chains to the Southwest corner of said Shepard tract and the North line of a tract of land conveyed to Mary Frances Woelke, by deed recorded June 10, 1927, in Volume 81, Page 544, Deed Records for Polk County, Oregon; thence West along the North line of said Woelke tract and the North line of a tract of land conveyed to Lina Henderson, by deed recorded June 10, 1927, Volume 81, Page 543, Deed Records for Polk County, Oregon, to the Northwest corner of said Henderson tract; thence South 15' West along the Westerly line of said Henderson tract, 42.25 chains to the Southwest corner of said Henderson tract on the South line of the Said John Phillips Donation Land Claim; thence West along the South line of said Phillip Donation Land Claim to the place of beginning.

SAVE AND EXCEPT that portion lying within the boundaries of public roads and highways.

ALSO SAVE AND EXCEPT that part lying Southwesterly of the Southwesterly right of way line of the road deeded to Polk County, Oregon by deed recorded July 22, 1958 in Volume 167, Page 412, Records of Polk County, Oregon.



EXISTING ATTIC
1/2" = 1'-0"

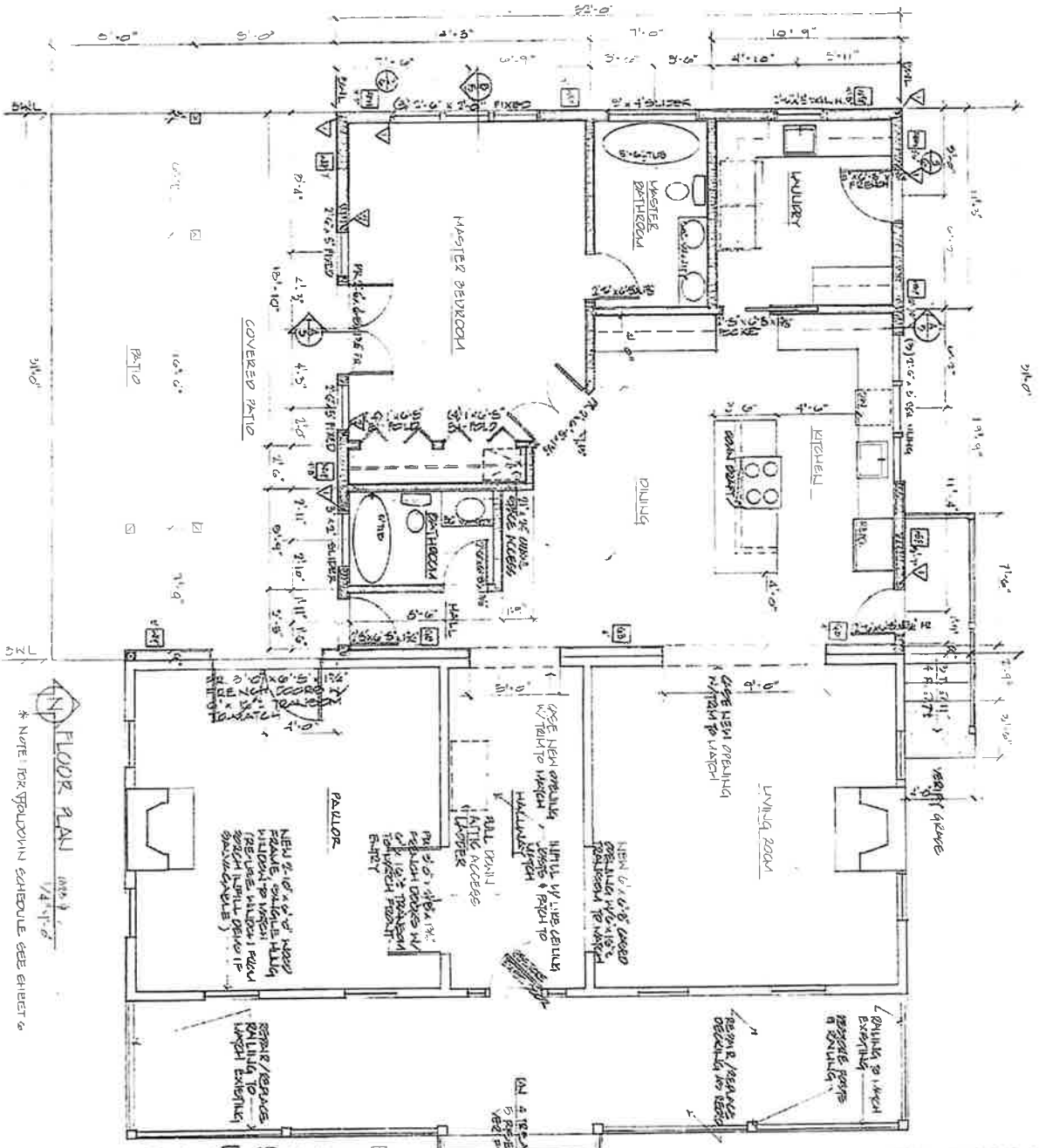
PHILIPS HISTORICAL HOUSE-RESTORATION
 2205 SPRING VALLEY RD NW BLDG. 2R
 ASTORIA, OREGON 97103

REGISTERED ARCHITECT
 JANE A. B. HONBECK
 16291 ONE CORNER RD
 ASTORIA, OREGON 97103
 (503) 325-2175

ARCHITECTS
 JANE A. B. HONBECK
 JAMES A. B. HONBECK

DATE OF OREGON DEMOLITION PLAN
 1/27/10

Page 1 of 7



FLOOR PLAN 1/4" = 1'-0"

* NOTE FOR FRUITION SCHEDULE SEE SHEET 6

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE BOOK (IMPC).
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

EXISTING CONDITIONS:

EXISTING DOORWAY TO HALLWAY FROM LIVING ROOM TO BE REMOVED AND REINSTALLED AS A NEW 6' x 8' CASED DOORWAY.

EXISTING DOORWAY TO HALLWAY FROM MASTER BEDROOM TO BE REMOVED AND REINSTALLED AS A NEW 6' x 8' CASED DOORWAY.

NEW WORK:

NEW 6' x 8' CASED DOORWAY TO HALLWAY FROM LIVING ROOM.

NEW 6' x 8' CASED DOORWAY TO HALLWAY FROM MASTER BEDROOM.

FINISHES:

ALL WALLS TO BE PAINTED WITH A HIGH QUALITY INTERIOR PAINT.

FLOORING TO BE DETERMINED BY THE ARCHITECT.

CONTRACTOR'S OBLIGATIONS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

DATE: 10/15/2024

PROJECT: 1234567890

CLIENT: JOHN DOE

ADDRESS: 12345 MAIN ST, SEASIDE, OR 97138

JOHN PHILLIPS HISTORICAL HOUSE - REGISTRATION

ADDITIONAL ISSUES SPRING VALLEY TO NK SKEM, OR

REGISTERED ARCHITECT

JANE A. B. HONBECK

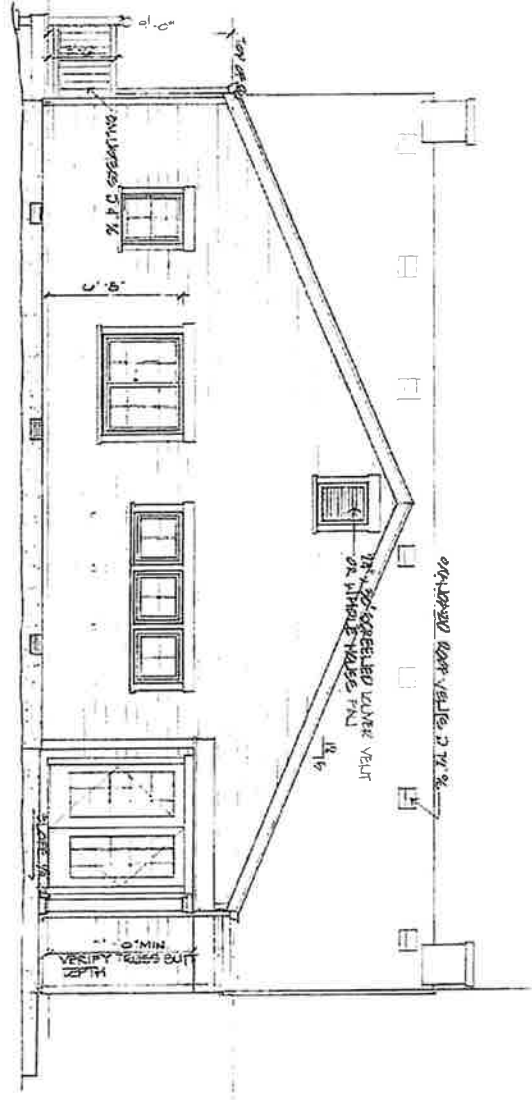
STATE OF OREGON

ARCHITECTS

Page 2 of 7

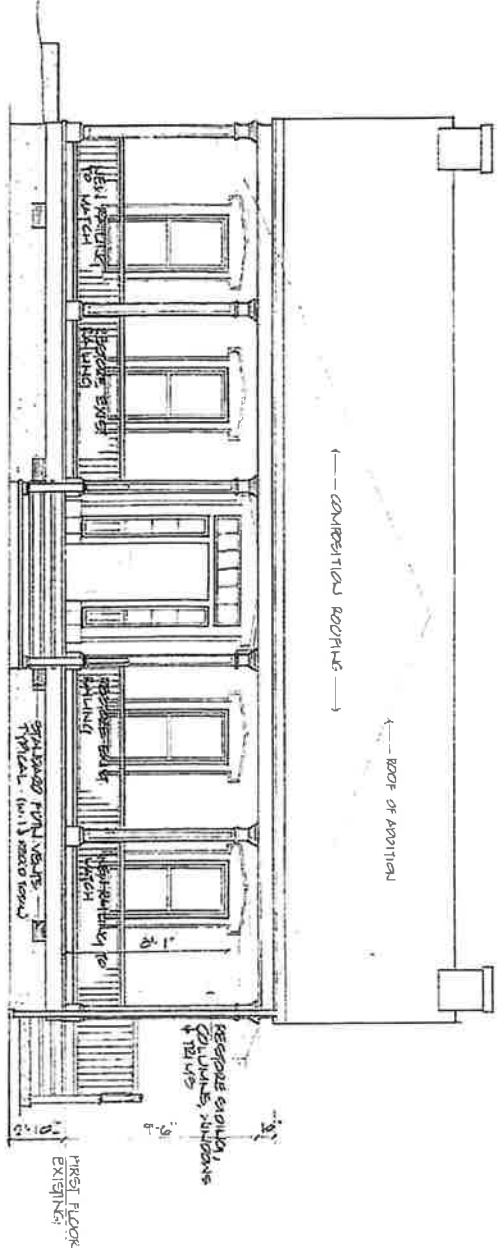
REAR (WEST) ELEVATION

1/4" = 1'-0"



FRONT (EAST) ELEVATION

1/4" = 1'-0"

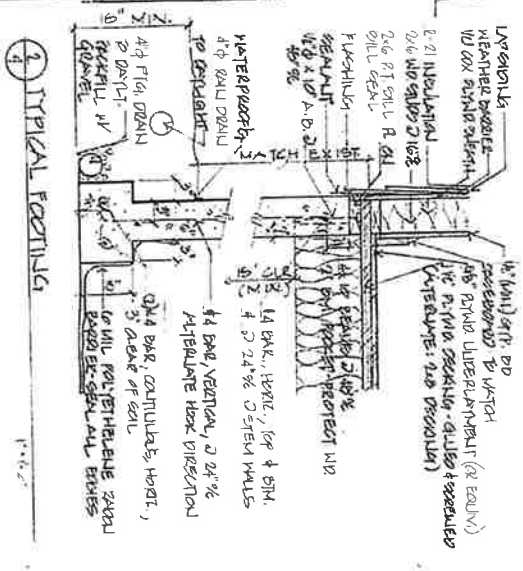
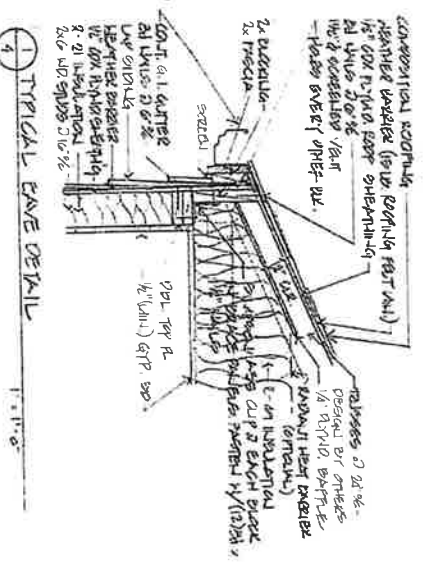
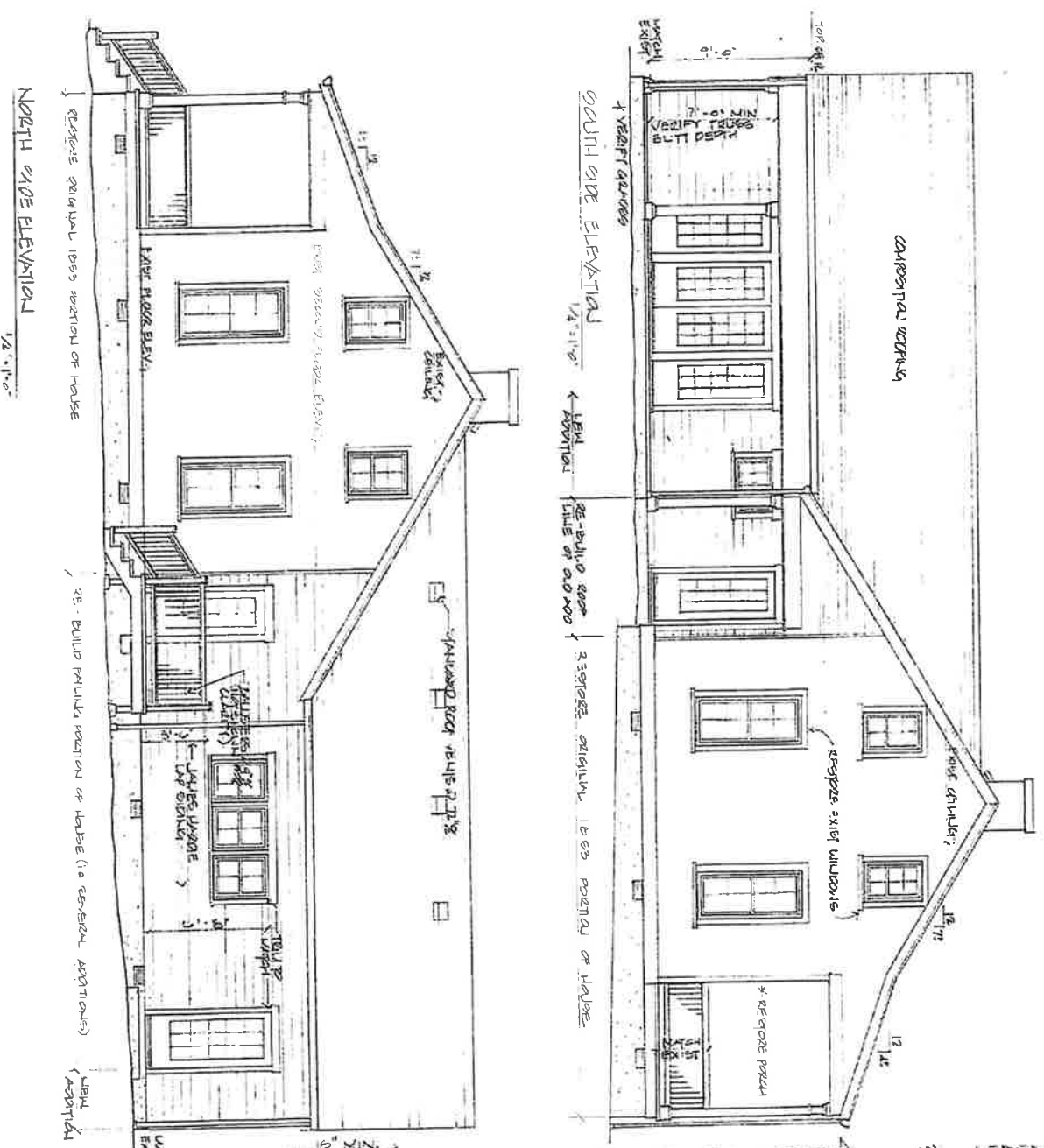


JOHN PHILLIPS HISTORICAL HOUSE RESTORATION
 10210 NE 65th SPRING VALLEY RD NW SALEM, OR

REGISTERED ARCHITECT
 JANE A. B. HONBECK
 3515 N. GARDEN ST. SE
 PORTLAND, OREGON 97214
 (503) 241-1117

ARCHITECTS
 JANE A. B. HONBECK

FRONT & REAR ELEVATIONS
 Page 3 of 7



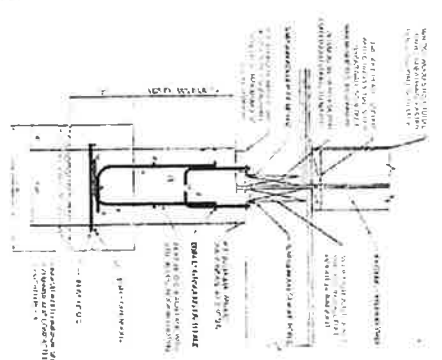
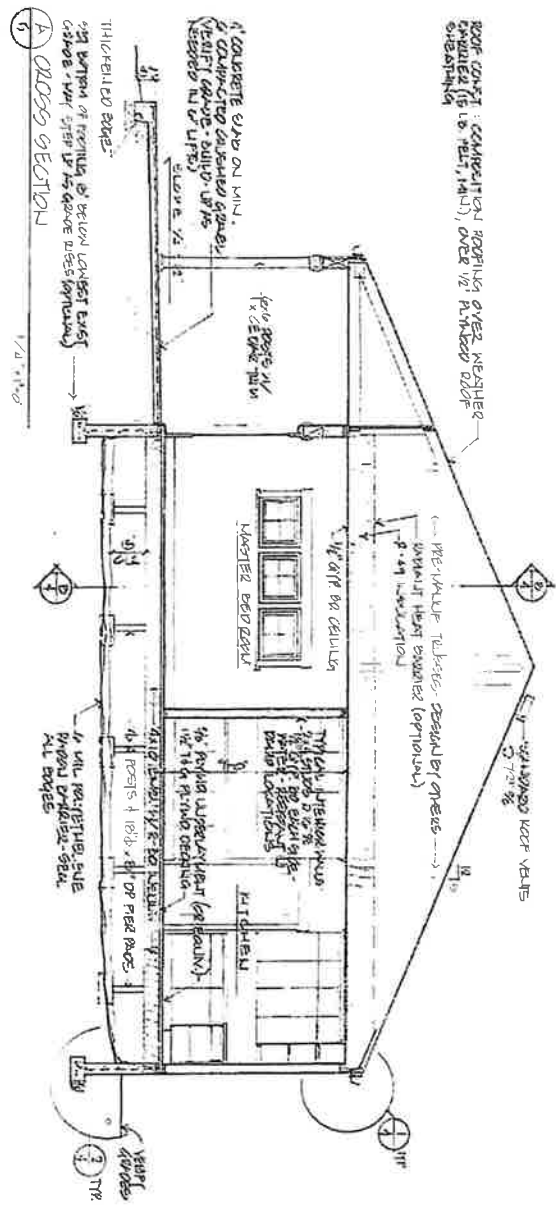
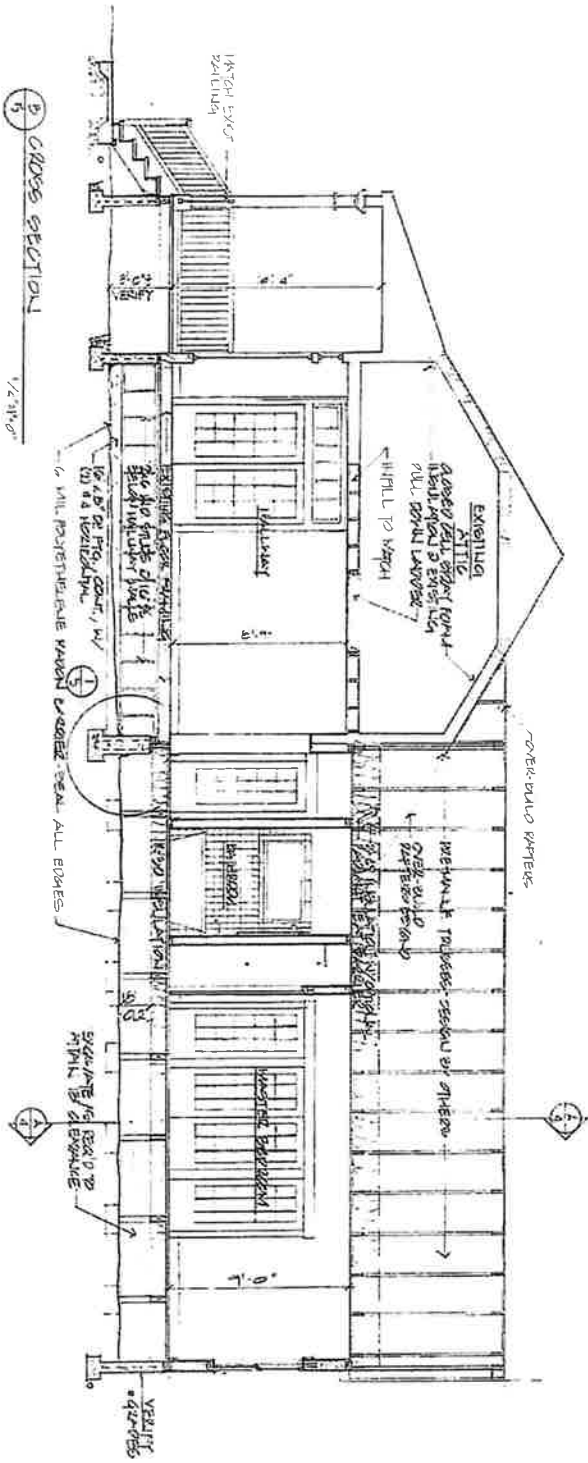
JOHN PHILLIPS HISTORICAL HOUSE RENOVATION
ADDITION 6805 BRING VALLEY ROAD NE SALEM, OR

REGISTERED ARCHITECT
JANE A. B. HARBECCK
10360 SW 24th St
Tualatin, OR 97146
(503) 266-6787

ARCHITECTS

REGISTERED ARCHITECT
JANE A. B. HARBECCK
3133
NORTH OREGON
STATE OF OREGON
NO. 10112

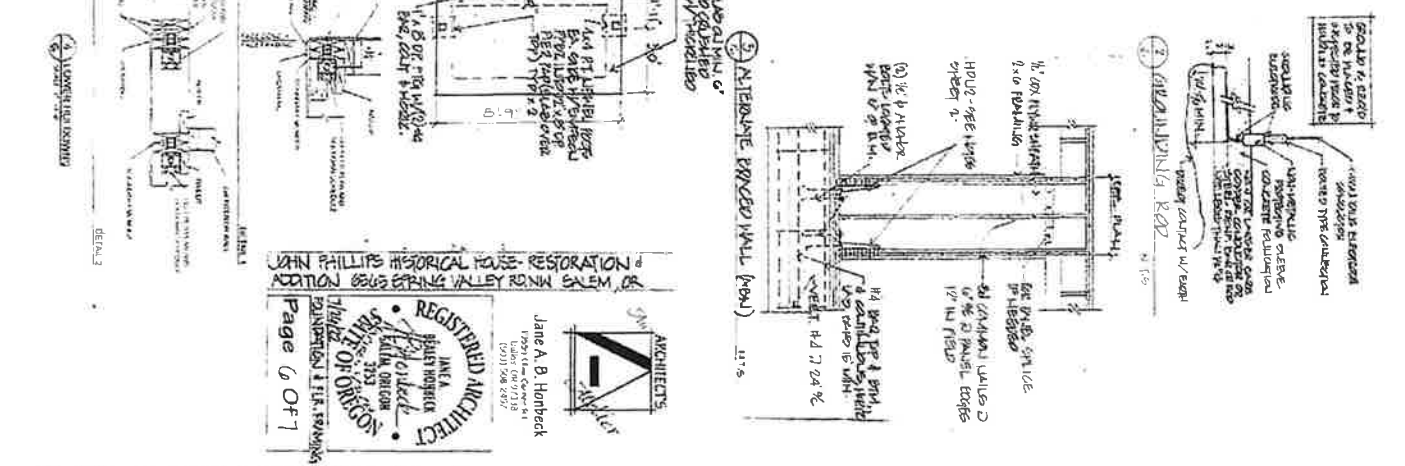
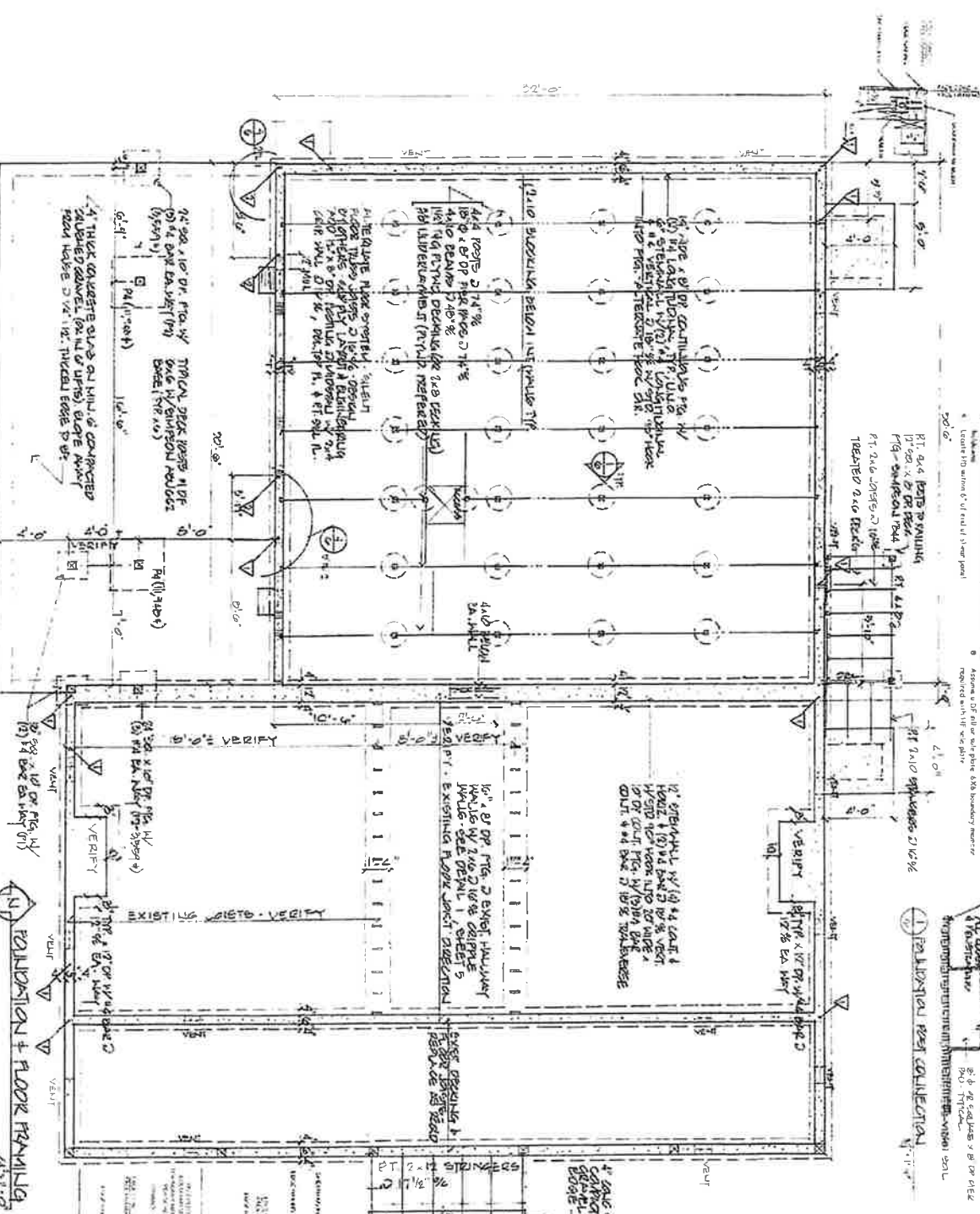
Page 4 of 7



These drawings are for the purpose of illustrating the proposed construction of the chimney wall coping. The drawings are not to be used for any other purpose without the written consent of the architect.

HOLDOWN SCHEDULE
(See all holdown shown may be used)

Post Location	Post Width	Height	# of Bars	Bar Size	Bar Spacing	Min. L _d
1	1'-6"	10'	2	#4	0.3	2.3
2	2'-0"	10'	3	#4	0.5	3.5
3	2'-0"	10'	3	#4	0.5	3.5
4	3'-0"	10'	4	#4	1.1	12.0
5	3'-0"	10'	4	#4	1.5	11.0



ARCHITECTS

REGISTERED ARCHITECT

JANE A. B. HANBECK

12001 64th Street NE
Bellevue, WA 98006
206.468.9738
206.468.9739

KORING & ASSOCIATES
12001 64th Street NE
Bellevue, WA 98006
206.468.9738
206.468.9739

Page 6 of 7

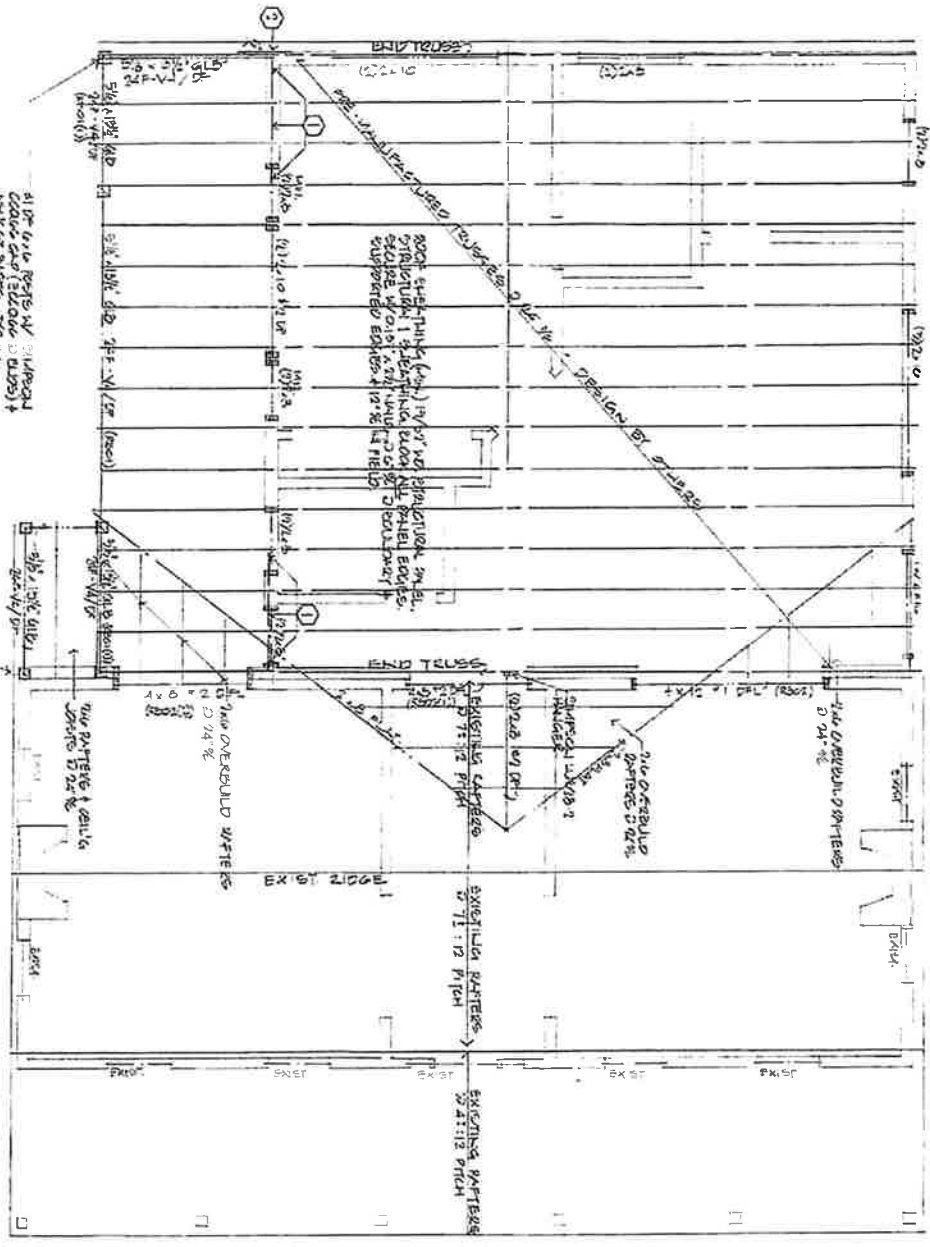
GENERAL NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. FINISH FLOOR IS INDICATED BY A DASH.
 3. SEE NOTES ON OTHER SHEETS FOR MATERIALS AND SPECIFICATIONS.
 4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 6. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES OR CLARIFICATIONS DURING THE CONSTRUCTION PHASE.

SECTION 1: ROOF FRAMING
 1.1. ROOF TYPE: GABLE ROOF WITH 12:12 PITCH.
 1.2. TRUSS SYSTEM: PRE-FABRICATED TRUSSES WITH 24" DEEP CHORDS.
 1.3. RAFTERS: 2x12 SPACED @ 24" ON CENTER.
 1.4. SHEATHING: 1/2" OSB OVER 1/2" GYP BOARD.
 1.5. FLASHING: 30 MINUTE FIRE RATED FLASHING AT ALL PENETRATIONS AND EAVES.

SECTION 2: EXTERIOR PARTS
 2.1. EXTERIOR WALLS: 8" CMU WITH 1/2" GYP BOARD INTERIOR FINISH.
 2.2. EXTERIOR ROOF: 1/2" OSB OVER 1/2" GYP BOARD.
 2.3. EXTERIOR FLOORING: 3/4" T&G HARDWOOD OVER 1/2" GYP BOARD.
 2.4. EXTERIOR DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" GYP BOARD FINISH.

SECTION 3: INTERIOR PARTS
 3.1. INTERIOR WALLS: 5/8" GYP BOARD OVER 2x4 STUDS.
 3.2. INTERIOR FLOORING: 3/4" T&G HARDWOOD OVER 1/2" GYP BOARD.
 3.3. INTERIOR CEILING: 5/8" GYP BOARD.
 3.4. INTERIOR DOORS: 1 3/4" SOLID CORE DOORS WITH 1 1/2" GYP BOARD FINISH.

SECTION 4: MECHANICAL AND ELECTRICAL
 4.1. MECHANICAL: ALL VENTILATION SYSTEMS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
 4.2. ELECTRICAL: ALL ELECTRICAL WORK TO BE ACCORDING TO THE NATIONAL ELECTRICAL CODE (NEC).
 4.3. PLUMBING: ALL PLUMBING WORK TO BE ACCORDING TO THE INTERNATIONAL PLUMBING CODE (IPC).



1. REMOVE ALL EXISTING TRUSS BRACING, SECURE TO TOP PLATE WITH SHIMMERS AND BRASS PINS. BRACING TO BE REPLACED WITH 2x4 @ 4' ON CENTER.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ROOF FRAMING
 1/2" OSB

JOHN PHILIP HISTORICAL HOME RESTORATION & ADDITION - 6855 SPRING VALLEY RD NW SALEM, OR

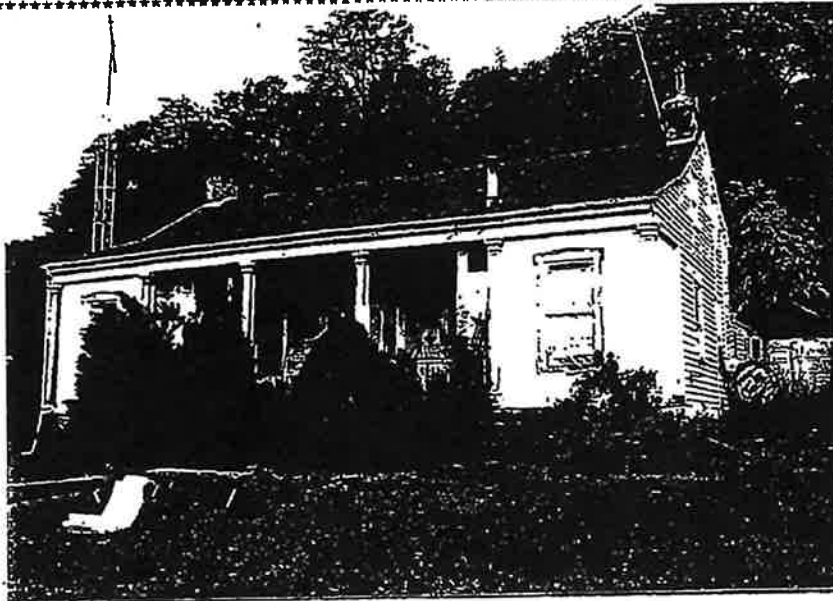
REGISTERED ARCHITECT
 JANE A. B. HORNBECK
 3155 NW 35th Ave
 SALEM, OR 97309
 (503) 586-8002

ARCHITECTS

Page 7 of 7

Name: JOHN PHILLIPS HOUSE
 Address: 6565 SPRING VALLEY RD.
 Quadrangle: MISSION BOTTOM

T/R/S: 6/04/25
 Taxlot: 200



Negative No.:

Slide No.:

Date of Construction: 1853	Style: CLASSICAL REVIVAL
Plan Type/Shape: RECTANGULAR	No. Stories: 1
Foundation Material: POST-AND-BEAM W/BRICK PIERS	Basement (Y/N): NO
Wall Construction: WOOD	Structural Frame: BALLOON
Roof Form and Materials: GABLE W/COMPOSITION SHINGLES	
Primary Window Type: SIX-OVER-SIX AND ONE-OVER-ONE W NARROW SURROUNDS	
Exterior Surfacing Materials: LAP	
Decorative Features: HARDWARE; PEDIMENTED WINDOW CORNICES	
Other: RECESSED PORCH W/ PANELED POSTS AND CAPS, SIMPLE BALUSTRADE AND PANELED CEILING, E. ELEV.; PANELED DOOR W/MULTI-LIGHT TRANSOM AND SIDELIGHTS; ELL W/GABLE ROOF AND INTERIOR CHIMNEY, W. ELEV.; TWO INTERIOR END-WALL CHIMNEYS; GABLED WOODSHED ATTACHED TO REAR ELL	

Condition: Good Fair Poor Moved

Exterior Alterations/Additions (Dated): CUPBOARDS ADDED TO FRONT PORCH (n.d.); PORCH PARTIALLY ENCLOSED W/ MATCHED SIDING (n.d.); PARTIALLY RESIDED, W. ELEV. (n.d.); ATTACHMENT TO REAR OF ELL (n.d.)

Statement of Significance (Historical and/or architectural importance, dates, events, person, contexts), use additional sheets if necessary:

The John Phillips House is significant in its association with John Phillips (1814-1892), Oregon pioneer of 1845, and as the site of John Turner's land claim, the first American claim within the current boundaries of Polk County.

Turner, a member of the Jedediah Smith trapping party of 1828, the first American-based fur company to penetrate the Oregon Country since 1813, was associated with at least two of the Hudson Bay Umpqua brigades between 1829 and 1833. It is unclear whether Turner remained for any length of time in the valley before 1835, but that year he returned from California leading a party that included George Gay, an early Polk-Yamhill County pioneer, and Dr. William Bailey.

In 1837, Turner, with Ewing Young and other early Willamette Valley settlers, participated in driving the first herd of cattle--700 to 800 head--into the Willamette Valley from California, thus freeing the settlers from having to purchase or lease cattle from the Hudson Bay Company. Following this, Turner "took the job of wrangler for the Methodist mission and handled their herd of horses and cattle on the land just across the river to the west of the Mission in what is now Polk and Yamhill counties" (Holmes 1976:53).

Turner is thought to have built the first structure in Polk County between 1837-38, near the site of the Phillips House. Lieutenant Henry Eld, Jr., describing a visit to Turner in September of 1841, described Turner's house as a "mere log hut...without a single article of furniture to sit or lay; & but one or two of the more useful cooking-utensils." (Eld 1841:21)

John Phillips purchased the Turner claim for \$100 in 1847. Phillips, a native of Wiltshire, England, was a trained cabinet-maker and carpenter who engaged in general farming and the manufacturing of doors, sashes, blinds, coffins and household furniture for the early settlers in the county. In 1849 he traveled to the California gold fields returning the same year. Although records are unclear as to Phillips's success in California, it is believed that he returned with enough money to begin the construction of the subject house which was completed in 1853.

Ownership of the Phillips House has remained in the family since its initial construction.

The John Phillips House is an excellent example of the Classical Revival style of architecture. Domestic buildings were designed in this style in Oregon from the 1840s through 1865. Although generally buildings of this period were extremely modest, certain references to the classical Roman or Greek architecture are usually evident.

In the case of the Phillips House characteristic features include the facade arrangement and details of the porch and fenestration. The facade is arranged around a central entrance, flanked by double-hung sash windows. The front porch--which originally extended across the full-width of the house--is supported by capped, paneled posts. Particularly noteworthy are the pedimented window heads and Federalist entry, which is composed of a paneled door, transom and sidelights. Other features, such as the simple, lap siding and end-wall interior chimneys, are typical of very early buildings in Oregon.

Alterations include the partial enclosure of the front porch, a change which occurred during the occupation of the Phillips family. Other changes involve the alteration of the rear wing. Neither alteration significantly detract from the importance of the building as a rare example of an early building type nor as an example of the Classical Revival style.

SHPO Inventory No.:

5/13/92

BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF POLK, STATE OF OREGON

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In the Matter of the)
Inventory of Significant)
Historical Resources)

ORDINANCE NO. 92-5

Whereas, Polk County has been engaged for several years in periodic review activities under Oregon land use laws and Polk County ordinances; and

Whereas, the Historic Landmarks Commission conducted numerous public hearings on the matter, including the subject of this Ordinance, and the Board of Commissioners held public hearings on January 8, 1992, January 29, 1992 and March 25, 1992, due notice of all of such public hearings having been given; and

Whereas, the Board of Commissioners publicly announced closure of the Record in this matter, there having been no request for an extension, as of Wednesday, March 25, 1992; and

Whereas, the Board has reviewed the Record of all proceedings in this matter, and is fully advised in the premises; now, therefore,

THE POLK COUNTY BOARD OF COMMISSIONERS ORDAINS AS FOLLOWS:

Sec. 1. The new inventory, attached as Exhibit "A" is added to the Polk County Comprehensive Plan.

Sec. 2. An emergency is declared, and this Ordinance takes effect upon its passage.

Dallas, Oregon, May 13, 1992.

Approved as to Form:

Robert W. Oliver
Robert W. Oliver
County Counsel

POLK COUNTY BOARD OF COMMISSIONERS

C. Ralph Blanchard
C. Ralph Blanchard, Chairman

Mike Propes
Mike Propes

Ron Dodge
Ron Dodge

First Reading: MAY 13, 1992

Second Reading: MAY 13, 1992

Recording Secretary: SYNTHIA NOBLE

920923

POLK COUNTY INVENTORY OF SIGNIFICANT HISTORIC RESOURCES
 Polk County Community Development
 Planning Division

<u>RESOURCE</u>	<u>DESIGNATION*</u>	<u>TREATMENT**</u>
Ballston School	1C/3C	PCZO 183
Bethel College Site	1C/3C	Marker/PCZO 183.060
Bethel School	1C/3C	PCZO 183
Brunk House - NR	1C/3C	PCZO 183
Buell Mill Site	1C/3C	PP zoning
Buena Vista Ferry Site	1C/3C	PS zoning
Buena Vista IOOF Hall	1B	NA
Burch House	1C/3C	PCZO 183
Burch Pioneer Cemetery	1C/3C	PC Zone
Camp Walker	1B	NA
Chamberlain Cemetery	1B	NA
Dallas Cemetery	1C/3C	PC zoning
Domes House - NR	1C/3C	PCZO 183
Fir Crest Cemetery	1C/3C	PC zoning/marker
Fort Yamhill - NR	1C/3C	PP zoning
Gay House Site	1C/3C	Marker/PCZO 183.060
Grand Ronde Hotel	1C/3C	PCZO 183
Grand Ronde Railroad Depot	1C/3C	PCZO 183
Hart Cemetery	1B	NA
Helmick Park	1B	NA
Jefferson Institute Site	1C/3C	Marker/PCZO 183.060
McCoy Substation	1B	NA
McCoy Store/PO/IOOF Hall	1C/3C	PCZO 183
Nesmith Cemetery	1C/3C	PP Zone
Oak Grove Townsite	1C/3C	Marker/PCZO 183.060
Oak Grove Grange	1C/3C	PCZO 183
Oak Grove School Site	1C/3C	Marker/PCZO 183.060
Oak Grove Chapel	1C/3C	PCZO 183
Parker School - NR	1C/3C	PCZO 183
Pedee School	1C/3C	PCZO 183.060
Perrydale RR Depot	1C/3C	PCZO 183
Phillips House - NR	1C/3C	PCZO 183 /
Purvine House	1C/3C	PCZO 183
Riley-Cutler House - NR	1C/3C	PCZO 183
Ritner Creek Bridge - NR	1C/3C	PCZO 183
Sears House	1B	NA
Spring Valley Church/Cemetery - NR	1C/3C	PCZO 183
Spring Valley School	1C/3C	PCZO 183
St. Pierre House - NR	1C/3C	PCZO 183
Union Baptist Church	1C/3C	PCZO 183
Valley and Siletz Railroad	1B	NA
Van Duzer Corridor	1C/3C	TC zoning
Wells (Geo.) House - NR	1C/3C	PCZO 183
West Side Highway	1B	NA

NOTES:

- * Designations - 1B = Inadequate information to determine significance, pursuant to OAR 660-16-000(5)(c).
- 1C = Significant resource, pursuant to OAR 660-16-000(5)(c).
- 3C = Balance conflicting uses, pursuant to OAR 660-16-010(3).
- NR = Listed on National Register of Historic Places
- ** Treatments - PCZO 183 = Polk County Zoning Ordinance, Chapter 183, Historic and Archaeological Resources
- PCZO 183.060 = Refers to Archaeological Resources "discovery" Ordinance
- PP Zone = Public Park Zone (PCZO 170)
- PS Zone = Public Service Zone (PCZO 170)
- PC Zone = Public/Private Cemetery Zone (PCZO 170)
- Marker = Will be considered in a program to develop and place interpretive signage or kiosks to promote interest and awareness of historical people and places in Polk County.
- NA = Not Applicable

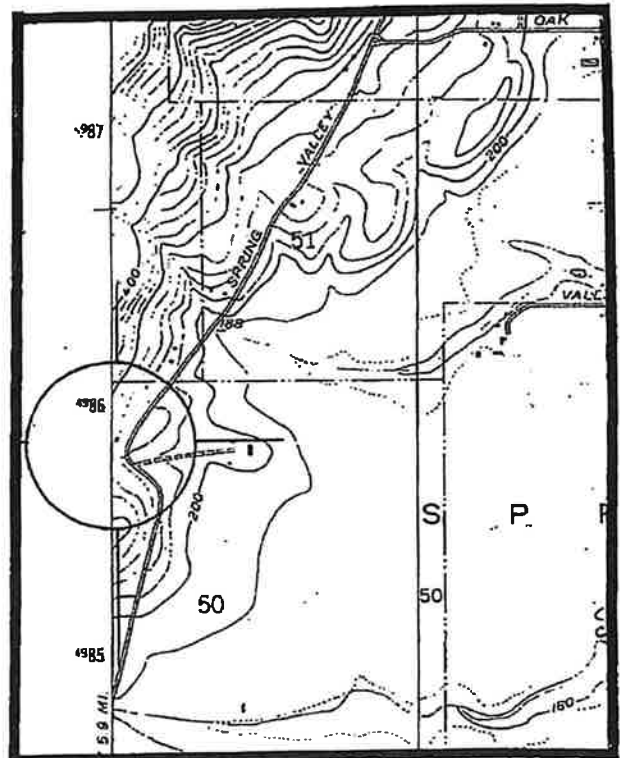
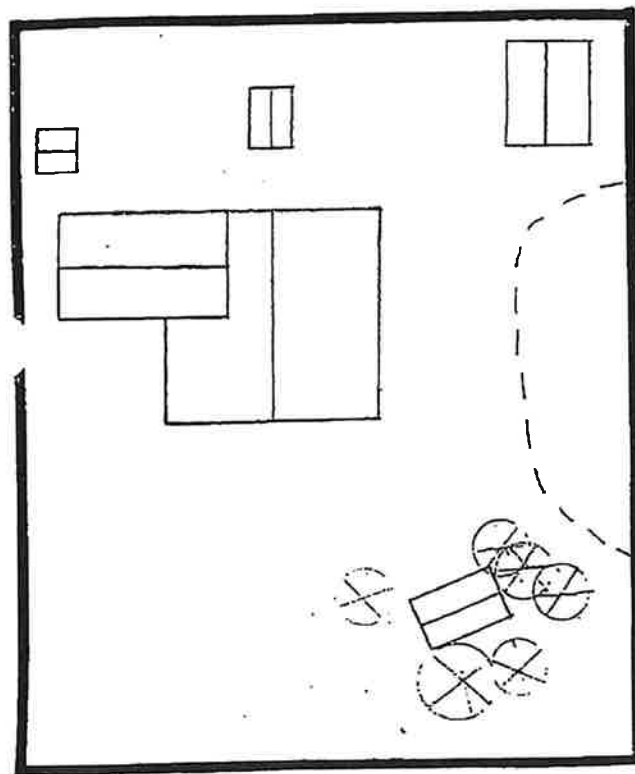
Historic Name: JOHN PHILLIPS HOUSE
Common Name:
Address: 6565 SPRING VALLEY RD. NW
City: SALEM, OR 97304
Owner: SAMUEL AND VELMA BARKER
T/R/S/taxlot: 6/04/25/200
Block/Lot: N/A
Quadrangle: MISSION BOTTOM, OREGON

Original Use: RESIDENCE
Present Use: RESIDENCE
Theme: AGRICULTURAL

Architect: UNKNOWN
Builder: UNKNOWN

Resource Type: Bldg. Structure District Site Object

Setting: THE PHILLIPS HOUSE IS LOCATED AT THE FOOT OF THE EOLA HILLS IN SPRING VALLEY, NEAR THE HISTORIC TOWN OF ZENA. THE HOME FACES EAST OVERLOOKING GENTLY ROLLING WILLAMETTE RIVER TERRACE AND BOTTOM LANDS. THE HILLS TO THE WEST COMPRISE WOODLOT, CHRISTMAS TREES, ORCHARD AND VINEYARD, WHILE GRAINS AND GRASS SEED PRODUCTION OCCUR ON THE LESS STEEP LANDS TO THE EAST. THE OVERALL AREA IS PREDOMINATELY DEVOTED TO AGRICULTURAL AND RURAL RESIDENTIAL USES.



Noteworthy Landscape Features: FOUNDATION PLANTINGS

Associated Structures: SHED AND THREE FARM-RELATED OUTBUILDINGS (TWO COLLAPSED)

Non-Contributing Features: GARAGE

SHPO Inventory No.: