



City of McMinnville
Planning Department
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EXHIBIT 1 - MINUTES

May 30, 2019
Historic Landmarks Committee
Regular Meeting

3:00 pm
McMinnville Civic Hall
McMinnville, Oregon

Members Present: Chair Joan Drabkin, Mary Beth Branch, Mark Cooley, John Mead, and Heather Sharfeddin

Members Absent: None

Staff Present: Chuck Darnell – Senior Planner

Others Present: Zack Geary – City Councilor

1. Call to Order

Chair Drabkin called the meeting to order at 3:05 p.m.

2. Citizen Comments

None

3. Approval of Minutes

A. December 28, 2018 Meeting Minutes

B. January 23, 2019 Meeting Minutes

Committee Member Branch moved to approve the December 28, 2018 and January 23, 2019 meeting minutes. The motion was seconded by Committee Member Mead and passed 5-0.

4. Action Items

A. DDR 1-19: 1025 NE 1st Street -
Review of Built Example of Exterior Materials
Review of Proposed Exterior Building Colors

Senior Planner Darnell stated this application had been approved previously with some conditions related to the exterior materials that would be used. The conditions were that the applicant provide samples of the proposed colors and a built example of the final exterior panels. The built example was to include an example of the vertical reveal joint to ensure the reveal joint was minimized in visual appearance and prominence on the building's façade. He then reviewed the built example of the hardie stucco panels that had been provided.

There was discussion regarding the example and if it fit in with what was already in the historic downtown district. The goal of the language in the code was to maintain the look of the downtown. There was concern that the vertical seams were still visible and it might set a precedent for other projects to do the same.

Committee Member Cooley thought this material was chosen because it was low maintenance and less expensive.

Chair Drabkin thought it was a different look that was not like the smooth stucco that is allowed in the downtown. She did not think this maintained the look of downtown.

Committee Member Branch asked about the status of the project.

Senior Planner Darnell said the applicant had submitted a building permit application with the new design. He explained the new design that had been submitted which included changes required by the Committee as conditions of approval on the Downtown Design Review application.

Committee Member Mead discussed one option using this material and then putting stucco over it.

Committee Member Branch was not comfortable with the use of the hardie stucco panels submitted by the applicant. She was also not comfortable with the color as it was not an earth tone, neutral color.

Chair Drabkin said this building would be an anchor in downtown. She thought it was important to maintain the historic look of downtown.

Committee Member Sharfeddin agreed that it was important, especially since it was on 1st Street which was starting to be developed as a commercial street. They did not want to set the wrong precedent.

Committee Member Branch suggested the applicant try the option of putting a layer of stucco on top of this material.

Senior Planner Darnell clarified the Committee thought this material was not consistent and compatible with the listed allowed materials and was not found on any historic building downtown. The seam was still very visual and prominent. He suggested allowing the applicant to come back with a different treatment.

The Committee agreed that the treatment should look like smooth stucco, the vertical seam and fasteners should not be visible, and the applicant should look into other possible approaches.

Committee Member Mead moved that based on the built example of the exterior building materials provided by the applicant, the Committee found that the proposed materials and example of actual built finishes were not consistent with the applicable downtown design standards and the findings of fact in the DDR 1-19 decision document, based on the findings discussed by the Committee on the record. The motion was seconded by Committee Member Cooley and passed 5-0.

There was discussion regarding the exterior building colors and whether they were appropriate for the district.

Committee Member Branch thought the sand color for the body and slate color for the trim were defensible, but not the blue for the doors. She also thought for the built example the applicant should show the horizontal seam as well as the vertical.

There was consensus to have the applicant submit exterior elevations that displayed the relevant component materials in their intended colors.

Committee Member Branch moved to approve the sand color for the body and slate color for the trim and to deny the blue color for the doors as it did not meet the criteria for an earth tone, neutral color. The Committee would like a new set of samples with the colors on the building and a different color for the doors and at least one elevation drawing showing the appropriate colors and all materials represented. The motion was seconded by Committee Member Sharfeddin and passed 5-0.

5. Discussion Items

A. Historic Preservation Awards

Senior Planner Darnell said there were no nominations for the annual Historic Preservation Award in May. There was discussion about potential projects and whether they were eligible. There was consensus that there was one project that may be eligible, the Primisys building.

There was consensus to give the award to that project.

B. Meeting Location Change

Senior Planner Darnell suggested moving the location for the Committee meetings to Civic Hall.

There was consensus to make the move to Civic Hall. There was also consensus to have the City Attorney give the Committee a presentation about the quasi-judicial process.

6. Committee/Commissioner Comments

Committee Member Sharfeddin would not be in attendance at the next meeting.

7. Staff Comments

Senior Planner Darnell announced they had received the Certified Local Government Grant.

8. Adjournment

Chair Drabkin adjourned the meeting at 4:00 p.m.