



City of McMinnville
Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

Historic Landmarks Committee
Hybrid In-Person & ZOOM Online Meeting
Wednesday, May 4, 2022 - 3:30 PM
McMinnville Community Development Center: 231 NE 5th St.

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

Join Zoom Meeting

<https://mcminnvilleoregon.zoom.us/j/86130485334?pwd=a0tEbXI4dFdJT3NtUIIINzVFcS9hZz09>

Zoom Meeting ID: 861 3048 5334
Zoom Meeting Passcode: 406650

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

Committee Members	Agenda Items
John Mead, Chair	1. Call to Order
Mark Cooley, Vice Chair	2. Citizen Comments
Mary Beth Branch	3. Approval of Minutes
Eve Dewan	<ul style="list-style-type: none"> • May 27, 2021 (<i>Exhibit 1</i>) • January 27, 2022 (<i>Exhibit 2</i>)
Christopher Knapp	4. Work Session
Youth Liaison: Hadleigh Heller	5. Action Items
City Council Liaison Chris Chenoweth	<ul style="list-style-type: none"> • Hearing for DDR 1-22 216 NE 3rd St. (<i>Exhibit 3</i>) • HLG Public engagement program update (<i>Exhibit 4</i>)
	6. Old/New Business
	7. Committee Member Comments
	8. Staff Comments: Demolition Code – upcoming work
	9. Adjournment

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

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



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

EXHIBIT 1 - MINUTES

May 27, 2021
Historic Landmarks Committee
Regular Meeting

3:00 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Mary Beth Branch, Mark Cooley, Joan Drabkin, Christopher Knapp, John Mead, and Hadleigh Heller – Youth Liaison

Members Absent:

Staff Present: Heather Richards – Planning Director, and Chuck Darnell – Senior Planner

Others Present: Barb Hofenbredl, Mario Espinosa, and Jim Franklin

1. Call to Order

Vice Chair Cooley called the meeting to order at 3:00 p.m.

2. Citizen Comments

None

3. Election of Chair

Senior Planner Darnell explained the process for election of the chair.

Vice Chair Cooley nominated Committee Member Branch for Chair. She declined at this time.

Committee Member Branch nominated John Mead for Chair. The motion was seconded by Committee Member Drabkin and passed 4-1 with Committee Member Mead voting for Committee Member Branch.

4. Approval of Minutes

A. August 27, 2020

Vice Chair Cooley moved to approve the August 27, 2020 minutes. The motion was seconded by Committee Member Branch and passed 5-0.

3. Action Items

A. HL 6-20: Certificate of Approval for Demolition - 826 SW Gilson Street

Chair Mead asked if any Committee Member wished to make a disclosure or abstain from participating or voting on this application. There was none. He asked if any Committee

Member needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this application. There was none.

Senior Planner Darnell presented the staff report. This was a request for a certificate of approval for demolition of a contributory resource at 826 SW Gilson Street. He explained the site location, property information, applicant's findings, and review criteria. The applicant provided a list and photo evidence of the poor physical condition of the structure. The applicant argued that the structure had little historical value and significance based on previous evaluations. The applicant also stated that the economic use of the historic resource was low and that preservation would cause financial hardship. They planned to replace the house with a newly constructed dwelling unit. Staff agreed there was deterioration over time, although notes at the time of the survey listed the condition as "fair" and it was evaluated as a contributory structure. There was a lack of data and evidence to support the lack of economic use. The most potentially compelling argument was the value and significance of the historic resource, since this was a contributory resource. The improvement to the property would be a one-for-one replacement of a new dwelling unit, which might not be a "substantial benefit" to the City. If the demolition were to move forward, staff suggested looking at alternative means of preservation, such as moving the structure, and delaying the demolition permit until the time of submittal of building permits for new construction. If the HLC agreed with the applicant-provided findings, staff recommended approval with conditions. If the HLC did not find that the applicant provided adequate findings, staff recommended a continuance to allow the applicant time to provide additional information or to allow staff to update the decision document. He then reviewed the proposed conditions.

Committee Member Drabkin suggested adding a condition that a manufactured home would not be appropriate in this neighborhood. Senior Planner Darnell would have to research whether that was allowed.

There was discussion regarding the R-2 zoning and certainty that the applicant would follow through with building a new structure, and bringing these types of structures up to Code.

Barb Hofenbredl, representing the applicant, said there were a couple of manufactured homes in this neighborhood and a new house in the back of this house. There was nothing original left on the house as it had been added onto a few times. She did not think it could be moved without falling apart. It was not livable at this point. The owners wanted to sell the property, and they had to get the demolition permit to allow potential buyers to tear the home down and build a new one.

Committee Member Branch said the applicant had owned the property for many years. She asked what the property had been used for in that time. Ms. Hofenbredl said their daughter had lived there until last summer. They had tried to do cosmetic fixes, but with no foundation it was crumbling and unsafe.

Committee Member Knapp would have liked to see estimates for repair. Ms. Hofenbredl said contractors had not wanted to write up estimates because it was not worth repairing. They planned to sell the property and it was up to the new owner as to what would be built.

Committee Member Cooley asked if any contractors had expressed interest in rehabilitating the home and provided cost estimates. Ms. Hofenbredl said there were many investors

interested in the property and all of them thought the house should be torn down. She did not think the house was safe for the public.

Maura Towda, McMinnville resident, lived across the street. Her home was not a manufactured home and she would prefer that a manufactured home not be allowed.

Committee Member Drabkin agreed the home was in very poor condition and should be torn down. She thought it should be replaced by a stick built house.

Committee Member Cooley suggested continuing the application to get more concrete rehab costs. He thought rehab could be done with the right contractor.

Committee Member Branch agreed the home was in bad condition, but was frustrated that the long-term owners had done nothing to maintain it. She thought if it was approved, the demolition should be part of an overall building permit application instead of allowing an empty lot.

Committee Member Knapp agreed the house should have been maintained. It was listed on the inventory, and he was having a hard time seeing the house go.

Chair Mead said there was still integrity in the structure and with the right contractor, it could be rehabilitated. He thought there was merit in continuing the application for the applicant to get more bids and for staff to research preventing a manufactured home on the property.

There was discussion regarding the demolition as part of the building permit, possible continuance of the application, and how with the current market, the data on rehab costs would be difficult to obtain.

Committee Member Branch said the approval should be based on the condition of the structure, not the financial burden of the owners.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Committee Member Branch moved to approve HL 6-20, striking Condition #1 and amending Condition #2 to say that the demolition permit would not be issued solely for the demolition of the historic resource. Any future applicant would submit a building permit that included the demolition of the historic resource and the proposed new construction. The motion was seconded by Committee Member Knapp and passed 3-2 with Committee Members Cooley and Knapp opposed.

B. HL 2-21: Certificate of Approval for Demolition - 415 & 423 SE College Avenue

Chair Mead asked if any Committee Member wished to make a disclosure or abstain from participating or voting on this application. Committee Member Cooley was an alumnus of a college fraternity chapter that had a housing corporation associated with this property. He had not had any prior contact with the applicant or fraternity on this application. However, he would abstain from voting to alleviate any concerns.

Chair Mead asked if any Committee Member needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this application. Committee Member Branch said she was a member of a different fraternity, but planned to participate.

Senior Planner Darnell presented the staff report. This was a request for a certificate of approval for demolition of environmental resources at 415 and 423 SE College Avenue. He discussed the code criteria and applicant's findings. The applicant argued that the structures had little historic value and significance and the architectural feature and building materials described in the inventory sheets for the structures had been removed. The applicant provided a list and photo evidence of the poor condition and argued that the economic use of the structures was low. The costs for renovation were not reasonable and preservation would cause financial hardship. The applicant planned to put in two new dwelling units in place of the existing historic resources that would be similar in style and fit with the neighborhood. Staff thought the potentially most compelling argument was the lost value and significance of the historic resources. Staff suggested a one-for-one replacement of the two dwelling units with the proposed construction to be similar to the existing size and scale of the current homes and compatible with the surrounding area. There was not a significant amount of detail provided about the condition of the structures and a lack of data and evidence to support the lack of economic use and financial hardship. Staff suggested considering alternative means of preservation by allowing the opportunity for relocating the structures. The applicant had submitted building permits for the two new buildings and would like to construct them over the upcoming summer period prior to the next school year. If the HLC agreed with the applicant-provided findings, staff recommended approval with conditions. If the HLC did not find that the applicant had provided adequate findings, staff recommended a continuance to allow the applicant to provide additional information or to allow staff to update the decision document.

There was discussion regarding the timing of getting the building permit and demolition permit at the same time, permits for past work, and moving the structures.

Mario Espinosa, representing the applicant, said they had looked into repurposing the structures. However, they were not in good shape structurally. The buildings were not able to be used as intended, as residences. They had lost all of the historic value and were not worth saving. They planned to maintain the same scale in the new buildings, which would be two story bungalow style homes. They did not know these were historic homes at the beginning and would have gone through this process first if they had known. He thought replacing the homes would be an upgrade to the neighborhood.

Committee Member Drabkin asked if the homes would be used by the fraternity. Mr. Espinosa said they were single family homes, used for students.

Chair Mead asked why the homes could not be moved. Mr. Espinosa explained how it would not be financially feasible or safe to move them.

Committee Member Branch asked about the ownership of the property.

Jim Franklin, representing the association, stated the association had owned them since the 1970s.

Committee Member Knapp said the plans were well done and the new structures would look better. He was in support.

Committee Member Drabkin agreed the architectural significance had been removed. She was also in support.

Committee Member Branch was disappointed that the owner had owned the homes before they were on the historic inventory and all of the architectural significance had been removed during their ownership. However, she was in support of this application.

Committee Member Drabkin agreed that it looked like intentional neglect.

Chair Mead said the homes were not significant historical structures. He thought they could probably be moved, but he did not want to delay for further research.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Committee Member Drabkin moved to approve HL 2-21 with the proposed condition and additional condition that the fraternity submit photographs or documentation that would enhance the record of these two structures. The motion was seconded by Committee Member Branch and passed 4-0-1 with Committee Member Cooley abstaining.

4. Discussion Items

A. Presentation from Northwest Vernacular Historic Preservation on Demolition Code Review

Katie Pratt, consultant with Northwest Vernacular, gave a presentation on McMinnville's demolition ordinance. She discussed the review tasks for the consultant, ordinance and process review that was done, comparisons to other cities, key takeaways from city comparisons, considerations for how to apply the demolition process to all historic resources and if application requirements should be tiered by resource classification, enhancements to the demolition review criteria, and potential code amendments.

The Committee gave feedback on the recommendations. There was discussion regarding improving the application process, moving away from hardship criteria, demolition permit fees, using the permit fees towards other preservation work, creating a packet for applicants to have all the information at the beginning of the process, creating a pre-application process, notifying people when they bought a historic home, why McMinnville had more demolition requests than other cities, ways to help reduce the time staff worked on getting applications to completeness, adding integrity into the criteria, demolition by neglect, incentives, and requiring a plan for what would be done with the property after demolition.

Senior Planner Darnell said Ms. Pratt would incorporate these comments and bring back a final document with recommendations.

5. Committee Comments

None

6. Staff Comments

Senior Planner Darnell said the City had been awarded the CLG grant for the marketing program work.

7. Adjournment

Chair Mead adjourned the meeting at 6:15 p.m.



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

EXHIBIT 2 - MINUTES

January 27, 2022
Historic Landmarks Committee
Regular Meeting

3:30 pm
Zoom Meeting
McMinnville, Oregon

Members Present: Mary Beth Branch, Eve Dewan, Hadleigh Heller, Christopher Knapp, and John Mead

Members Absent: Mark Cooley

Staff Present: Heather Richards – Planning Director and Adam Tate – Associate Planner

Others Present: Chris Chenowith, Council liaison

1. Call to Order

Chair Mead called the meeting to order at 3:30 p.m.

Everyone present introduced themselves.

2. Citizen Comments

None

3. Oath of Service

Planning Director Richards swore in new HLC Member Eve Dewan.

4. Election of Officers

Committee Member Knapp moved to nominate John Mead as Chair for 2022. The motion was seconded by Committee Member Branch and passed unanimously.

Committee Member Branch was nominated as Vice Chair for 2022. The motion passed unanimously.

5. Approval of Minutes

- October 14, 2021

Committee Member Branch moved to approve the October 14, 2021 minutes as written. The motion was seconded by Committee Member Knapp and passed unanimously.

6. Action Items

- Demolition Code Discussion and Staff Report

Planning Director Richards presented the proposed amendments to Section 17.65.050, Demolition Code. She showed pictures of historic landmarks that had been protected. She then discussed state compliance for historic resource protection, local government additional protection measures, and how the City's current code needed to be amended to be in conformance with the state. The proposed amendments pertained to Historic Resource, Historic Landmark, and National Register. There could be a delay of 120 days for a demolition certificate of approval and 180 days for Distinctive Resources to find alternative solutions to demolition. The proposed amendments also included factors for decision making. She explained what was in the model code that was not in the proposed amendments. These were for replacement plans and relocation studies.

There was discussion regarding what was considered a Historic Landmark and National Register categories and how they were protected and reviewed. There was further discussion regarding demolition applications needing to show a plan for the property and remedies if the developer did not move forward with the project, economic hardship considerations, distinguishing the integrity of the property rather than the land use, and why other cities did not get a lot of demolition requests.

Planning Director Richards said some of the struggle was the demolition code applied to all historic properties. They could apply the demolition code to only some or have a better code for the factor of historic integrity and significance and allow that to weed out what should or should not be demolished.

Committee Member Knapp liked the comparisons with other cities and was in favor of what was presented.

Committee Member Dewan agreed. She liked expanding the criteria for economic use and making it less subjective and adding the demolition by neglect term.

Committee Member Branch also was in favor of including the demolition by neglect. They had a large inventory and she thought it should be updated. She was concerned that they were looking at demolition when they should start somewhere else or looking at these simultaneously. She wanted to make sure that if a building was demolished what was built in its place was appropriate. She was concerned about properties that had been put in the wrong category and making all the categories go through the demolition process.

Chair Mead suggested creating a table that showed the demolition process for each of the categories and the remedies for replacement.

Planning Director Richards thought there should be more clarity in the criteria for how to deny a demolition. She would have to look into the process for reviewing and making changes to the current inventory.

Committee Member Branch wanted to look at the fine for demolition without permission.

Councilor Chenowith suggested instead of creating the table with the four different categories, staff could bring back recommendations for a and b and the Committee could decide if they wanted to include the c and d categories.

7. Discussion Items

- Update on the HLG Public Engagement and Outreach Program

Associate Planner Tate said he was working on a public outreach education and engagement program about historic preservation and historic resources. This would be through the City's website, pamphlets, posters of historic sites, walking tours, and speakers. He asked for suggestions of sites for the posters.

The Committee made suggestions.

8. Old/New Business

None

9. Committee Member Comments

None

10. Staff Comments

Planning Director Richards discussed upcoming applications.

11. Adjournment

Chair Mead adjourned the meeting at 5:21 p.m.

EXHIBIT 3 - STAFF REPORT

DATE: May 4, 2022
TO: Historic Landmark Committee Members
From: Adam Tate, Associate Planner
SUBJECT: DDR 1-22 (Downtown Design Review for New Construction) – 216 NE 3rd Street

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

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

Report in Brief:

This is a quasi-judicial review of a Downtown Design Review land-use application for a proposed renovation/remodel of the building on the property at 216 NE 3rd Street (Tax Lot R4421BC07800). All remodel work in the Downtown Design Overlay District needs to be reviewed and receive approval for how their design complies with McMinnville's downtown design review standards. Per the McMinnville Municipal Code (MMC), the McMinnville Historic Landmarks Committee serves as the decision-making body for the design review of all remodel/renovation work. The applicant, Rudy Marchesi, is requesting the approval of the exterior design proposed for the building remodel, including a request for an exception to the.

The Downtown Design Review request is subject to the review process described in Section 17.59.030(C) of the MMC. The Historic Landmarks Committee will make a final decision on the application, subject to appeal as described in Section 17.59.030(E) of the MMC.

Background:

Subject Property & Request

The proposal is an application for a Downtown Design Review requesting approval of the installation of new windows, French doors, and a roll up door on a property located in the Downtown Design Review area.

The subject property is located at 216 NE 3rd Street. The property is identified as Tax Lot R4421BC07800 **See Vicinity Map (Figure 1) below.**

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 5-19

Attachment B: DDR 5-19 Application Materials

Figure 1. Vicinity Map



The property is currently vacant, it was formerly the home of Cornerstone Coffee. The property is a noncontributing site within the Downtown historic district.

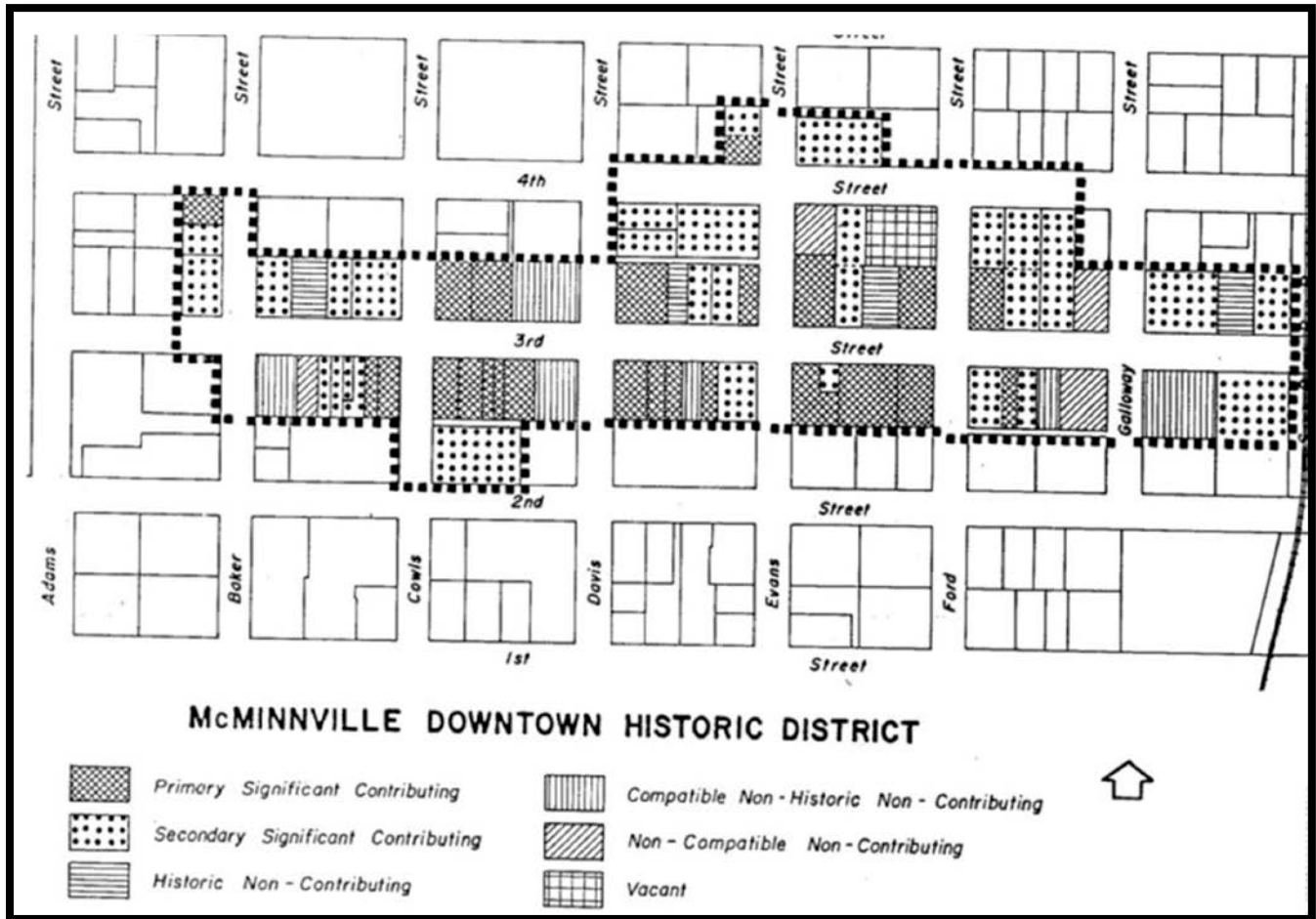
Site maps, the Downtown historic district map, as well as elevations and drawings/renderings of the proposed remodel are provided below. These can also be found in the decision document and application materials.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Figure 2. McMinnville Downtown Historic District Map



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

**Figure 3. Description of 216 East Third Street in the McMinnville Downtown Historic District
National Register of Historic Places Nomination (Section 7, Page 45)**

63. ADDRESS: 216 East Third Street
CLASSIFICATION: Non-Compatible Non-Contributing
OWNER: Benjamin Franklin Savings and Loan
One S.W. Columbia St.
Portland, OR 97258
ASSESSOR MAP: 4421 BC TAX LOT: 7800
PLAT: Original Town LOT: 3 BLOCK: 8
YEAR BUILT: 1909 STYLE: Late 20th Century Period Architecture
ALTERATIONS: 1980 (major) USE: Commercial

DESCRIPTION: This storefront was significantly altered in 1980 in the "colonial" style. The entrance at the east end of the building is original and has a wood door with a large pane and transom. Lee Waugaman, the previous owner of the building had a barber shop, drapery store, and dress shop in the building.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Figure 4. Exterior Photo of Existing Front Facade



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Figure 5. Exterior Photo of Existing Back Facade



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Figure 6: Site Plan

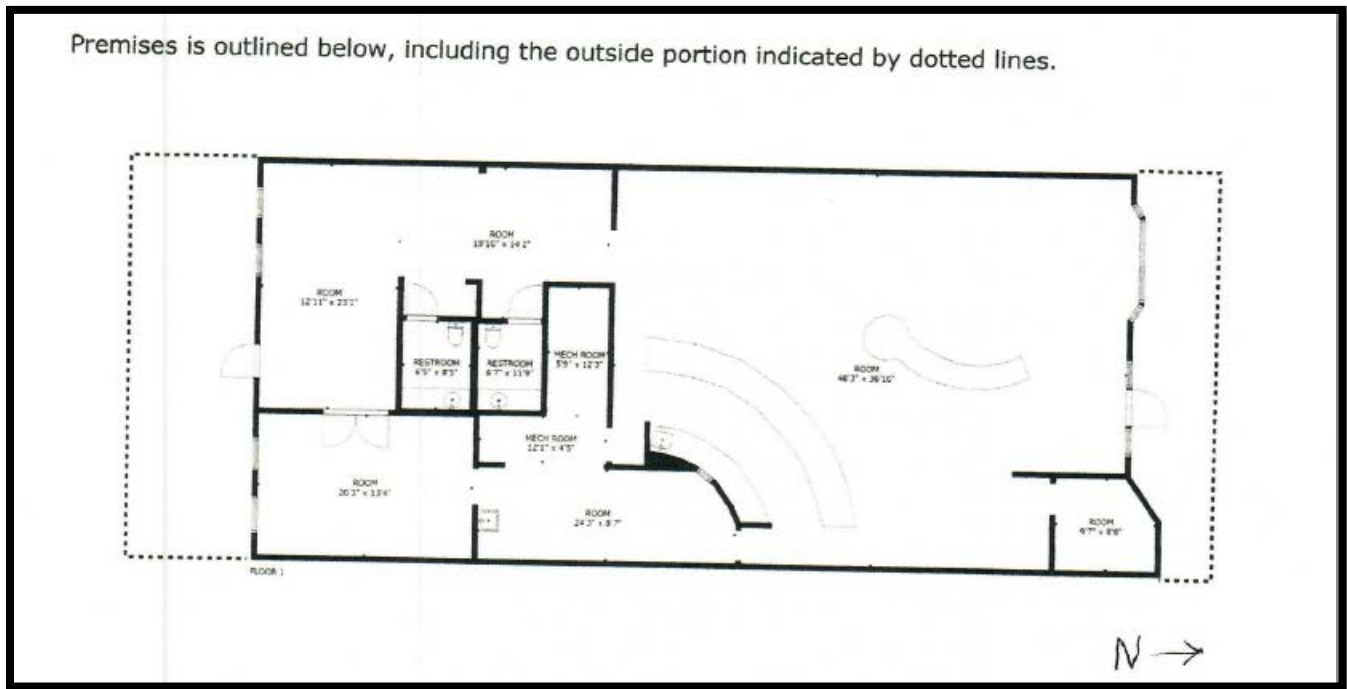


Figure 7. Illustration of Proposed Front Façade Improvements



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

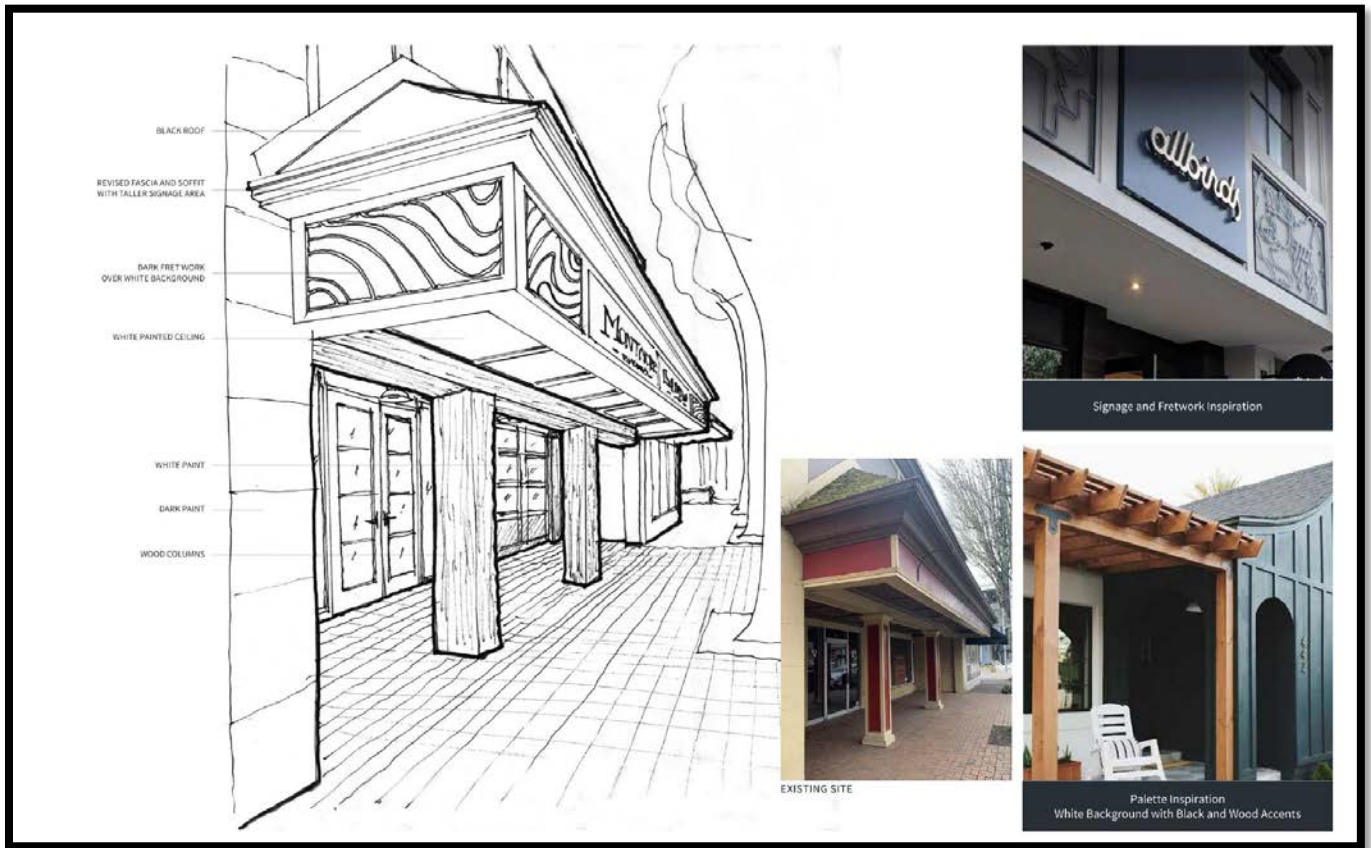
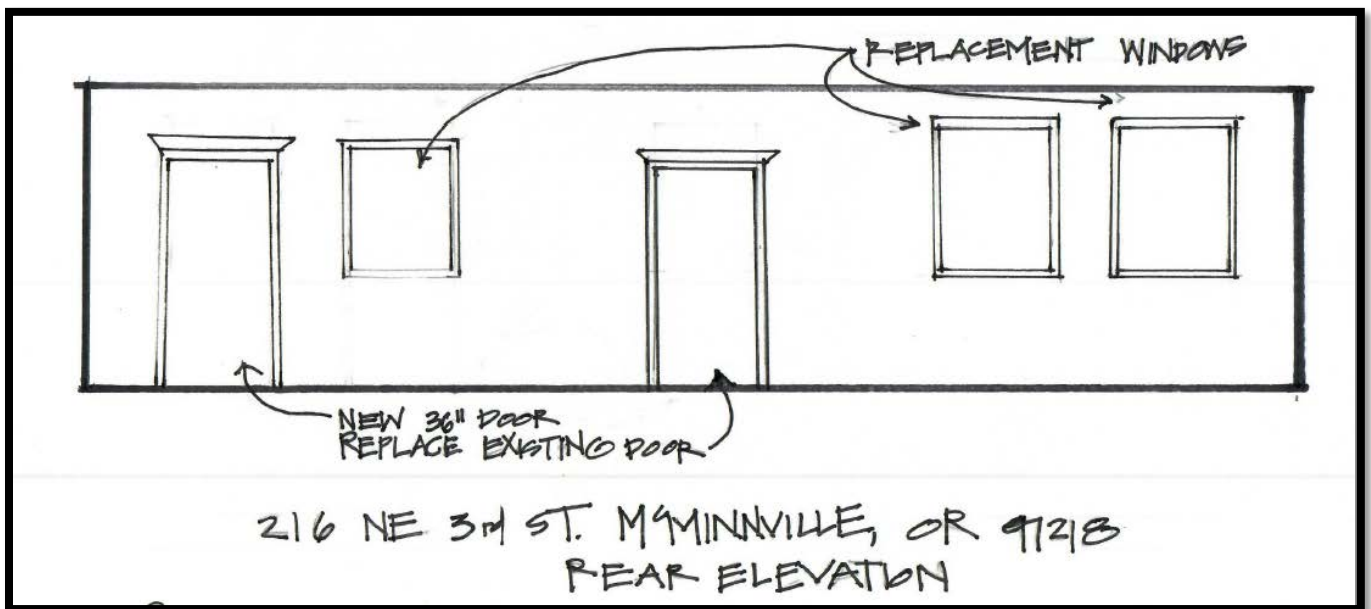


Figure 8. Illustration of Proposed Back Façade Improvements



Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Discussion:

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

The specific review criteria for Downtown Design Review for New Construction in Section 17.59.040 of the MMC require the proposal to be consistent with the applicable Downtown Design Standards and Guidelines in Chapter 17.59 of the MMC, as well as the following review criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;
2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2);

In addition, any request for a waiver from a Downtown Design Standard is subject to the specific review criteria in Section 17.59.040(A)(3) of the MMC as follows:

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

Summary of Applicant Findings

The applicant has provided a written narrative and findings to support their requests. The narrative and findings are provided in the application materials, and are also reiterated and expanded upon in the Decision Documents for each land use application. The Decision Documents include the specific findings of fact for each of the applicable review criteria, but an overview of the findings in those Decision Documents is provided below.

The application is for the proposed renovation of the commercial property located at 216 NE 3rd St (formerly Cornerstone Coffee). The renovation will not include any structural changes to the building, it will only be cosmetic.

From the application, the applicant states: the proposed changes to the exterior of the building include;

- Replacement of existing front entry door with new wood door to fit existing opening
- Replacement of existing rear entry door with new wood door to fit existing opening
- Replacement of front, non-operable storefront window with glass paneled "roll up" metal door to fit existing opening
- Replacement of window on rear of building with an additional rear entry wood door to fit the width of the existing window rough opening.
- Replacement of existing windows on rear of building with vinyl clad windows of the same style and size.

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

Included in the application is a site plan, as well as front and rear elevations showing the proposed new door and new window locations

Suggested Conditions of Approval

Staff is suggesting some conditions of approval to ensure that all of the applicable Downtown Design Standards are being achieved by the proposal. The first condition of approval is related to the future building permit submittal process, and ensuring that the construction plans eventually submitted for building permit review are consistent with the plans submitted for Downtown Design Review.

The second condition of approval is related to the applicant obtaining a design waiver for Section 17.59.050(B)(3)(d and e).

The third condition of approval mandates that the replacement windows are recessed and not flush with or projection from the surface of the outer wall so that they may better reflect the historic design of the building and area.

The fourth condition of approval relates to the exterior color scheme of the building and that it will need approval by the Planning Director prior to the issuance of building permits.

The fifth and final condition relates to signage and requires the applicant to provide a sign permits for all new signs on the site going forward.

Commission Options:

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

Recommendation:

Based on the information and plans provided, staff believes that most of the Downtown Design Standards are being achieved by the proposed remodel design, and that the suggested conditions of approval would allow for the proposed design to achieve those standards that were not explicitly satisfied in the application materials.

Staff is recommending approval of the application, subject to the following suggested conditions of approval:

1. That the applicant shall submit building permit applications prior to completing any work. The construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.
2. The applicant will receive a design review waiver for Section 17.59.050(B)(3)(d and e).

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials

3. All of the replacement windows are recessed and not flush or projecting from the surface of the outer wall.
4. The applicant will need to provide a detailed exterior color scheme for approval by the Planning Director prior to the issuance of building permits.
5. The applicant will need to provide a sign permit for all new signs.

MOTION FOR DDR 1-22:

BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, AND THE MATERIALS SUBMITTED BY THE APPLICANT, THE HISTORIC LANDMARKS COMMITTEE APPROVES DDR 1-22, SUBJECT TO THE CONDITIONS OF APPROVAL PROVIDED IN THE DECISION DOCUMENT.

AT

Attachments:

Attachment A: Decision, Conditions, Findings of Fact and Conclusionary Findings for the Approval of DDR 1-22

Attachment B: DDR 1-22 Application Materials



DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS OF THE PLANNING DIRECTOR FOR THE APPROVAL OF NEW WINDOWS AND DOORS AND CHANGES TO MATERIALS AND COLORS AT 216 NE THIRD STREET WITHIN THE DOWNTOWN DESIGN AREA

- DOCKET:** DDR 1-22 (Downtown Design Review)
- REQUEST:** Approval of a Downtown Design Review application to allow for new windows and doors and changes to materials and colors on a property within the Downtown Design Standards area.
- LOCATION:** 216 NE Third Street. The property is more specifically identified as Tax Lot R4421BC07800.
- ZONING:** C-3 (General Commercial)
- APPLICANT:** Rudy Marchesi of Ackley Brands Ltd., on behalf of property owner Mark Isaac of Isaac Coffee Co. LLC.
- STAFF:** Adam Tate, Associate Planner
- DATE DEEMED COMPLETE:** April 8, 2022
- DECISION-MAKING BODY & ACTION:** Historic Landmarks Committee
- DECISION DATE & LOCATION:** May 4, 2022, Community Development Center, 231 NE 5th Street, McMinnville, Oregon.
- PROCEDURE:** An application for a Downtown Design Review is processed in accordance with the procedures in Section 17.59.030(A) of the McMinnville Municipal Code. The Planning Director may review applications for minor alterations subject to the review criteria stated in Section 17.59.040. The Historic Landmarks Committee shall review applications for major alterations and new construction, subject to the review criteria stated in Section 17.59.040. It shall be the Planning Director's decision as to whether an alteration is minor or major. The Planning Director has deemed this a major alteration.
- CRITERIA:** The applicable criteria for a Downtown Design Review are specified in Section 17.59.040 of the McMinnville Municipal Code. In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume

It is not mandated but is to be undertaken in relation to all applicable land use requests.

APPEAL: An appeal of a decision by the Planning Director or Historic Landmarks Committee, including an appeal of conditions placed on the permit by the committee, may be made to the Planning Commission within fifteen (15) days of the date written notice of the decision is mailed as outlined in Section 17.72.170. The City’s final decision is subject to a 120-day processing timeline, including resolution of any local appeal.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; Northwest Natural Gas; and Oregon Department of Transportation. Their comments are provided in this document.

RECOMMENDATION

Based on the findings and conclusionary findings, the Historic Landmarks Committee finds the applicable criteria are satisfied with conditions and **APPROVES** the proposed new windows and doors and changes to materials and colors at 216 NE Third Street **subject to the conditions of approval provided in Section II of this document.**

//
RECOMMENDATION: APPROVAL WITH CONDITIONS
//

Historic Landmarks Committee: _____ Date: _____
John Mead, Chair

Planning Department: _____ Date: _____
Heather Richards, Planning Director

I. APPLICATION SUMMARY:

Subject Property & Request

The proposal is an application for a Downtown Design Review requesting approval of the installation of new windows, French doors, and a roll up door on a property located in the Downtown Design Review area. The subject property is located at 216 NE Third Street. The property is more specifically identified as Tax Lot R4421BC07800. Please see **Figure 1, Vicinity Map** below.

Figure 1. Vicinity Map



The property is located within the Downtown Design Standards and Guidelines area defined in Section 17.59.020 of the McMinnville Municipal Code. Any exterior alterations to buildings in that area is subject to the Downtown Design Standards and Guidelines. Section 17.59.030(C)(2) allows the Planning Director to review applications for minor alterations within the Downtown Design area. The application has been determined to be a request for major alterations to the building exterior and site, and as such is reviewed by the Historic Landmarks Committee for compliance with the downtown design standards.

The property is also with the McMinnville Downtown Historic District. However, it is a non-compatible, non-contributing building and per Section 17.65.040(A)(1) of the MMC, non-contributing resources within a National Register for Historic Places nomination are excluded from the Historic Landmarks Certificate of Approval process. Please see **Figure 2, McMinnville Downtown Historic District Map**, and **Figure 3, Description of 216 East Third Street from the McMinnville Downtown Historic District National Register of Historic Places nomination**.

Attachments:

Attachment 1 – Application and Attachments

Figure 2. McMinnville Downtown Historic District Map

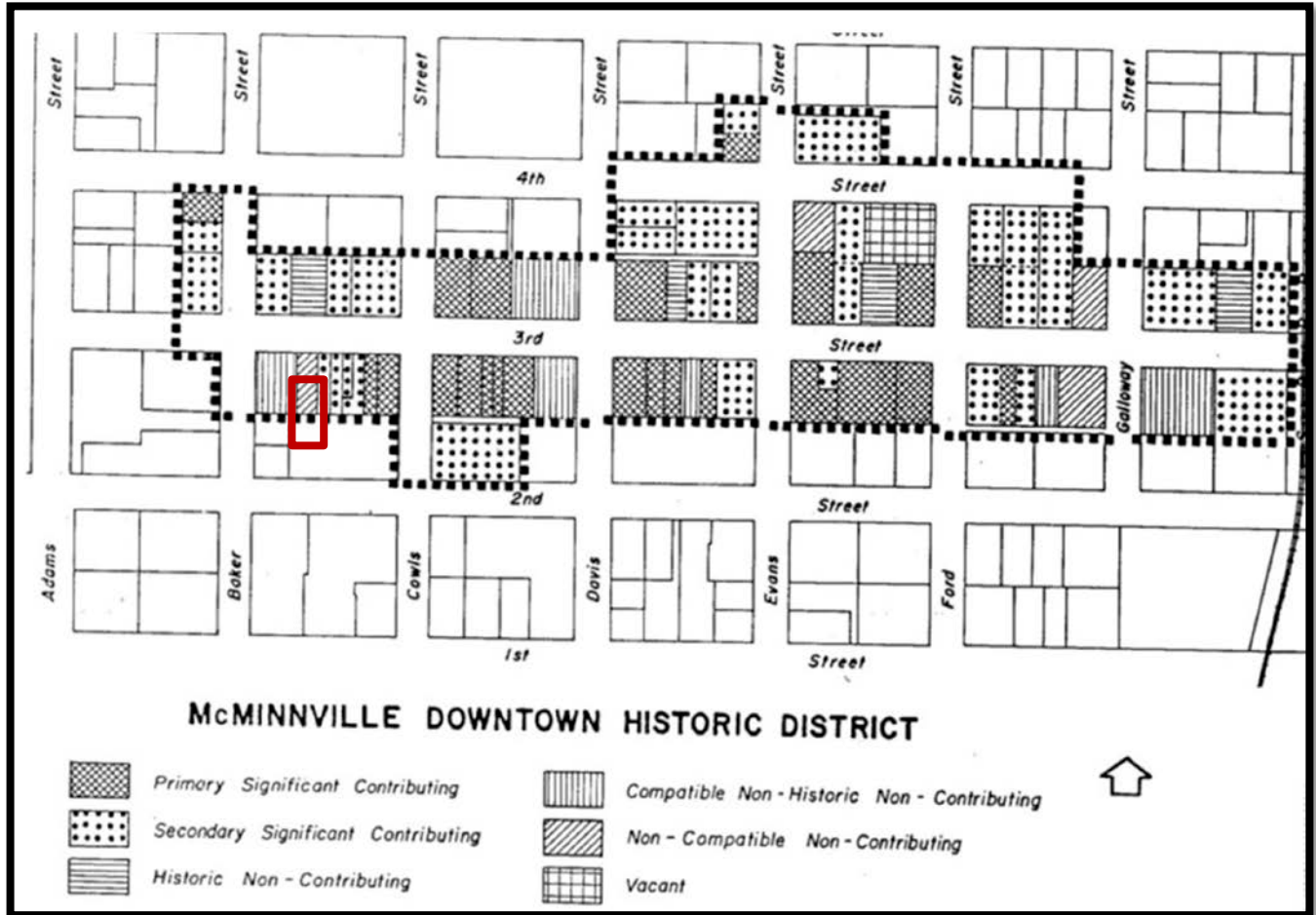


Figure 3. Description of 216 East Third Street in the McMinnville Downtown Historic District National Register of Historic Places Nomination (Section 7, Page 45)

63. ADDRESS: 216 East Third Street
 CLASSIFICATION: Non-Compatible Non-Contributing
 OWNER: Benjamin Franklin Savings and Loan
 One S.W. Columbia St.
 Portland, OR 97258

ASSESSOR MAP: 4421 BC TAX LOT: 7800
 PLAT: Original Town LOT: 3 BLOCK: 8
 YEAR BUILT: 1909 STYLE: Late 20th Century Period Architecture
 ALTERATIONS: 1980 (major) USE: Commercial

DESCRIPTION: This storefront was significantly altered in 1980 in the "colonial" style. The entrance at the east end of the building is original and has a wood door with a large pane and transom. Lee Waugaman, the previous owner of the building had a barber shop, drapery store, and dress shop in the building.

Attachments:

Attachment 1 – Application and Attachments

Figure 4. Exterior Photo of Existing Front Facade



Figure 5. Exterior Photo of Existing Back Facade**Background**

The application is for the proposed renovation of the commercial property located at 216 NE 3rd St (formerly Cornerstone Coffee). The renovation will not include any structural changes to the building, it will only be cosmetic.

From the application, the applicant states: the proposed changes to the exterior of the building include;

- Replacement of existing front entry door with new wood door to fit existing opening
- Replacement of existing rear entry door with new wood door to fit existing opening
- Replacement of front, non-operable storefront window with glass paneled “roll up” metal door to fit existing opening
- Replacement of window on rear of building with an additional rear entry wood door to fit the width of the existing window rough opening.
- Replacement of existing windows on rear of building with vinyl clad windows of the same style and size.

Attachments:

Attachment 1 – Application and Attachments

The applicant's submittal also indicates changes to materials and colors not listed above. Included in the application is a site plan, as well as front and rear elevations showing the proposed new door and new window locations.

Figure 6: Site Plan

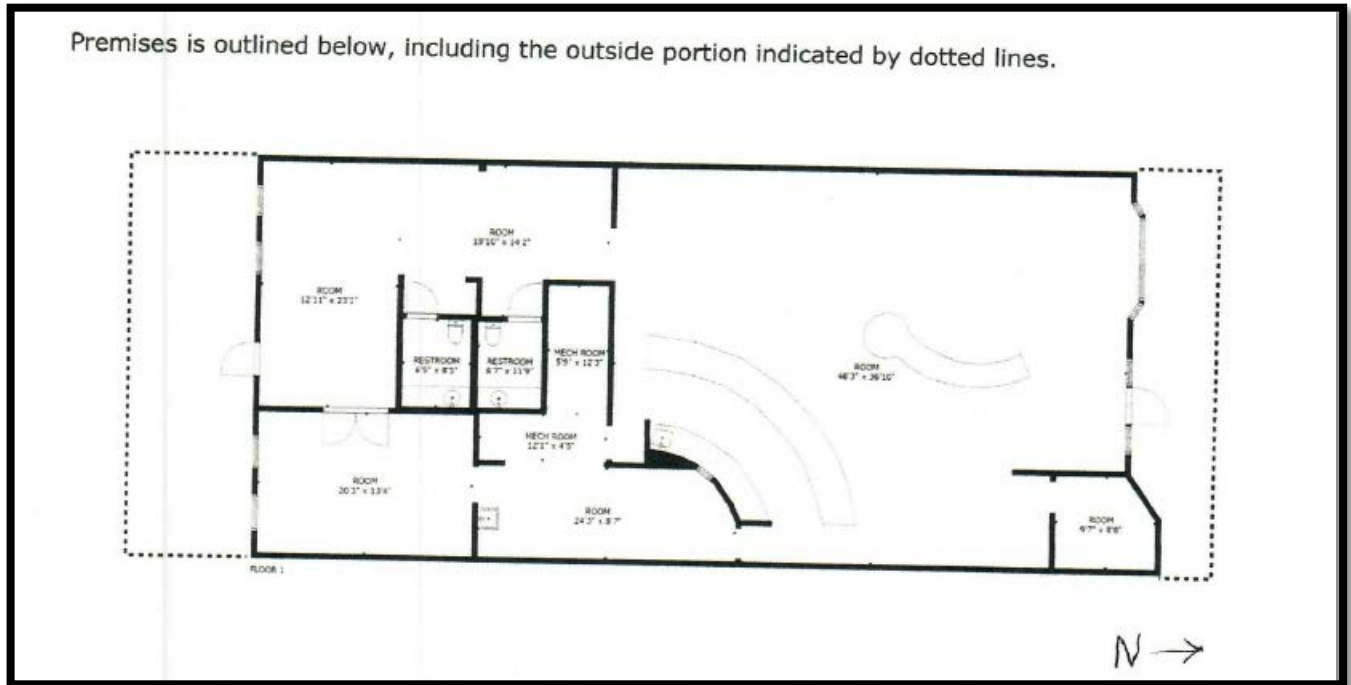
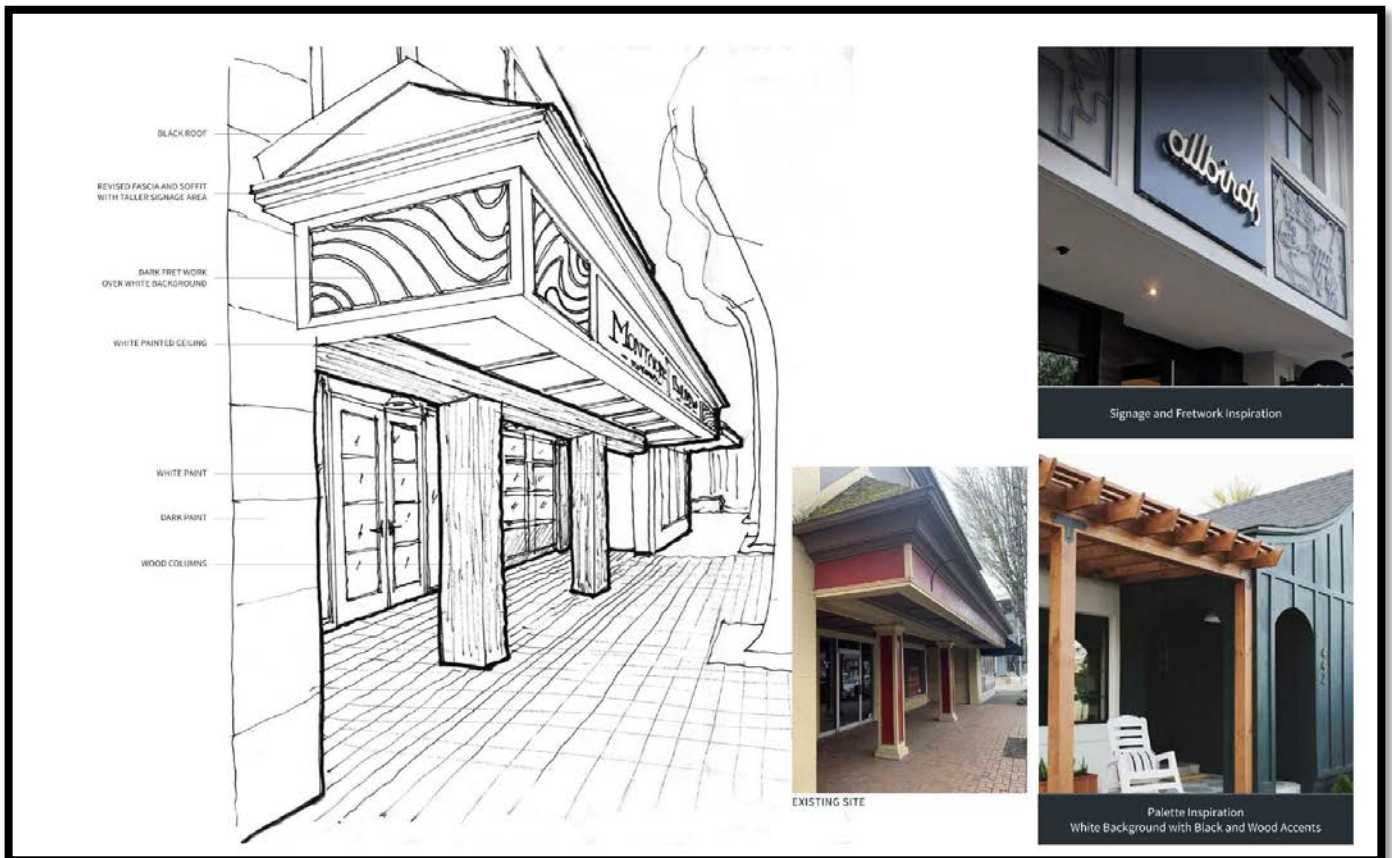


Figure 7. Illustration of Proposed Front Façade Improvements



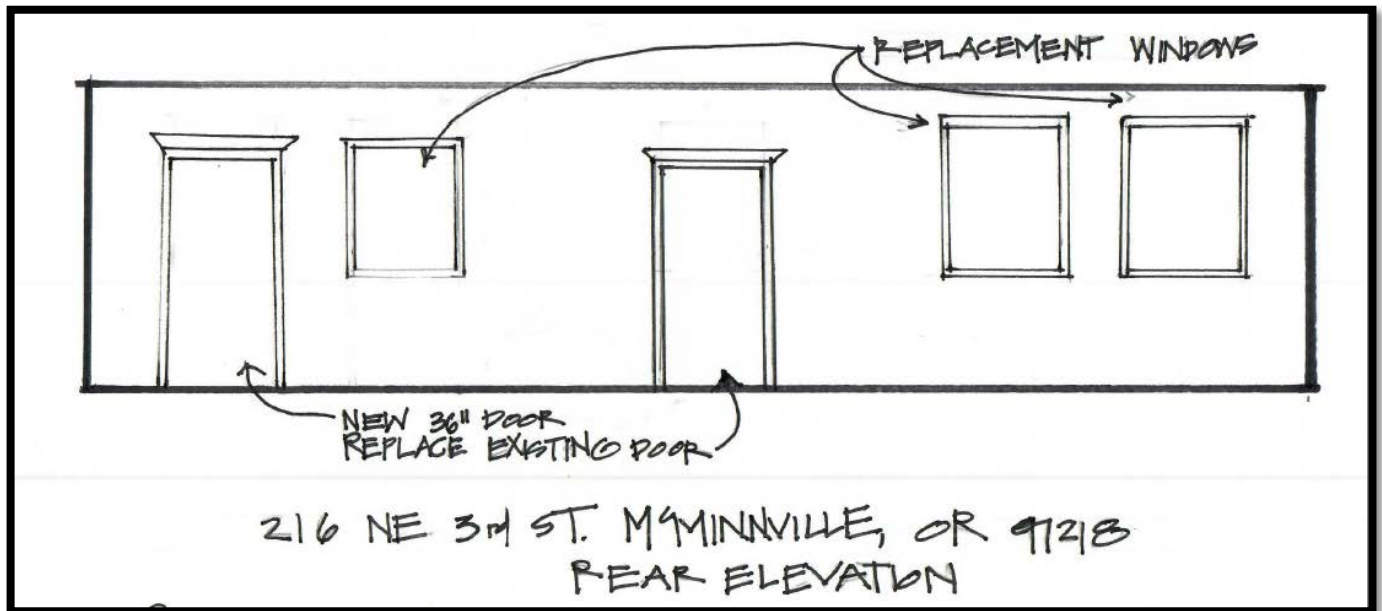
Attachments:

Attachment 1 – Application and Attachments



Attachments:

Attachment 1 – Application and Attachments

Figure 8. Illustration of Proposed Back Façade Improvements

Summary of Criteria & Issues

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

The specific review criteria for Downtown Design Review in Section 17.59.040 of the MMC require the proposal to be consistent with the applicable Downtown Design Standards and Guidelines in Chapter 17.59 of the MMC, as well as the following review criteria:

1. The City's historic preservation policies set forth in the Comprehensive Plan;
2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2);

In addition, any request for a waiver from a Downtown Design Standard is subject to the specific review criteria in Section 17.59.040(A)(3) of the MMC as follows:

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

The Planning Director has determined that the proposed construction activities are major alterations to the building and site located in the Downtown Design Review Overlay District. Therefore, the alterations are subject to review criteria in Section 17.59.040, "Downtown Design Guidelines", of the McMinnville Municipal Code. The application does not include a request for a waiver from any standard, so the

Attachments:

Attachment 1 – Application and Attachments

waiver review criteria are not applicable. However, since it is a non-contributing building in the McMinnville Historic District it is exempt from review under Chapter 17.65 for historic preservation.

In addition to the sections of the McMinnville Municipal Code referenced above, the goals and policies in Volume II of the Comprehensive Plan are also independent approval criteria for all land use decisions.

The applicant has provided findings to support the request for Downtown Design Review. These will be discussed in detail in Section VII (Conclusionary Findings) below.

II. CONDITIONS:

1. That the applicant shall submit building permit applications prior to completing any work. The construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.
2. The applicant will receive a design review waiver for Section 17.59.050(B)(3)(d and e).
3. All of the replacement windows are recessed and not flush or projecting from the surface of the outer wall.
4. The applicant will need to provide a detailed exterior color scheme for approval by the Planning Director prior to the issuance of building permits.
5. The applicant will need to provide a sign permit for all new signs.

III. ATTACHMENTS:

1. DDR 1-22 Application and Attachments

IV. COMMENTS:

Agency Comments

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

- McMinnville Building Department

It's very possible that either the front door or rear (or both) will need a panic bar rather than a lock and push/pull as noted. This should not affect aesthetics from the exterior as it will be mounted on the interior side of the doors that must then swing out.
No other concerns.

- Comcast

Comcast has no comments.

- McMinnville Engineering Department

Per Section 12.12.030 of the MMC, ***New Construction and Remodeling.***

A. It is hereby made the duty of every property owner whose property abuts upon any street that has been improved with hardsurface pavement or along any street, the grade of which has been established and which has been improved by excavating and bringing such street to an established grade, to construct a concrete sidewalk conforming to the ordinances of the city within 60 days from the completion of any structure located upon the property of such owner.

B. “Any structure” includes all dwellings, commercial and industrial buildings, and any remodeling of an existing structure wherein the new construction or remodeling exceeds 25 percent of the value of the improvements on the property as established by the Yamhill County tax assessor at the time a construction permit is obtained.

- Mac Water & Light

MW&L has no comments for this application.

- Recology

No concerns for Recology.

Public Comments

Notice of this request was mailed to property owners located within 100 feet of the subject site. As of the date of the Historic Landmarks Committee public meeting on May 4, 2022, no public testimony had been received by the Planning Department.

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The applicant, Ackley Brands Ltd., on behalf of property owner Isaac Coffee LLC, submitted the Downtown Design Review application (DDR 1-22) on February 2, 2022.
2. The application was deemed incomplete. A revised application submittal, including items that were requested by the Planning Department to deem the application complete, was provided on March 25, 2022.
3. The application was deemed complete on April 8, 2022.
4. Notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.110 of the McMinnville Municipal Code: McMinnville Fire Department, Police Department, Parks and Recreation Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Recology Western Oregon, Frontier Communications, Comcast, Northwest Natural Gas.

Comments received from agencies are addressed in the Decision Document.

5. Notice of the application and the April 27, 2022 Historic Landmarks Committee public meeting was mailed to property owners within 100 feet of the subject property in accordance with Section 17.59.030(C)(3) and Section 17.72.110 of the McMinnville Municipal Code on April 11, 2022.

Attachments:

Attachment 1 – Application and Attachments

6. No public testimony was submitted to the Planning Department prior to the Planning Director's decision.
7. On May 4, 2022, the Historic Landmarks Committee held a duly noticed public meeting to consider the request.

VI. FINDINGS OF FACT – GENERAL FINDINGS

1. **Location:** 216 NE Third Street. The property is more specifically identified as Tax Lot R4421BC07800
2. **Size:** Approximately 3800 square feet.
3. **Comprehensive Plan Map Designation:** Commercial
4. **Zoning:** C-3 (General Commercial)
5. **Overlay Zones/Special Districts:** Downtown Design Standards Area (per Section 17.59.020(A) of the McMinnville Municipal Code); Reduced Landscaping Requirements Area (per Section 17.57.080).
6. **Current Use:** Commercial - Unoccupied
7. **Inventoried Significant Resources:**
 - a. **Historic Resources:** Building is a noncontributing resource in the McMinnville Downtown Historic District.
 - b. **Other:** None
8. **Other Features:** There are no significant or distinguishing natural features associated with this property.
9. **Utilities:**
 - a. **Water:** Water service is available to the subject site.
 - b. **Electric:** Power service is available to the subject site.
 - c. **Sewer:** Sanitary sewer service is available to the subject site.
 - d. **Stormwater:** Storm sewer service is available to the subject site.
 - e. **Other Services:** Other utility services are available to the subject site. Northwest Natural Gas and Comcast is available to serve the site.
10. **Transportation:** The property has frontage on 3rd Street. The rear of the property faces the parking lot to the south and 2nd Street. There are buildings on both sides of the subject property to the east and west. The McMinnville Transportation System Plan identifies Third and Second Streets as minor collectors and E Baker Street/Highway 99/Pacific Highway Street as a local street. Section 17.53.101 of the McMinnville Municipal Code identifies the right-of-way width for these classifications of streets.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application. The applicable criteria for a Downtown Design Review request are specified in Section 17.59.040 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of

Attachments:

Attachment 1 – Application and Attachments

Volume II. “Proposals” specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Comprehensive Plan Volume II:

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

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

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

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

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The property is a noncontributing site within the McMinnville Downtown Historic District that is listed on the National Register of Historic Places. The building currently supports the overall historic character of downtown and the proposed changes do not drastically alter that standing.

GOAL IV 4: TO PROMOTE THE DOWNTOWN AS A CULTURAL, ADMINISTRATIVE, SERVICE, AND RETAIL CENTER OF McMINNIVILLE

Downtown Development Policies:

Policy 38.00 The City of McMinnville shall encourage the renovation and rehabilitation of buildings in the downtown area, especially those of historical significance or unique design.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The proposal results in the renovation of a building that has been vacant in the downtown area for more than six years.

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

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

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

Attachments:

Attachment 1 – Application and Attachments

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. Throughout the application review process, there are opportunities for the public to review and obtain copies of the application materials prior to the Planning Director’s decision. All members of the public have access to provide testimony and ask questions during the public review process.

McMinnville Zoning Ordinance

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

Chapter 17.03. General Provisions

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

APPLICANT’S RESPONSE: None.

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

17.59.020 Applicability.

- A. The provisions of this Chapter shall apply to all lands located within the area bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Lands immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, are also subject to the provisions of this Chapter.
- B. The provisions of this ordinance shall apply to the following activities conducted within the above described area:
 1. All new building construction;
 2. Any exterior building or site alteration; and,
 3. All new signage.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The subject site is located in the Downtown Design area. The proposal includes exterior building alterations per the following:

- Replacement of existing front entry door with new wood door to fit existing opening
- Replacement of existing rear entry door with new wood door to fit existing opening
- Replacement of front, non-operable storefront window with glass paneled “roll up” metal door to fit existing opening
- Replacement of window on rear of building with an additional rear entry wood door to fit the width of the existing window rough opening.

- Replacement of existing windows on rear of building with vinyl clad windows of the same style and size.

Thus the provisions of the Downtown Design Standards and Guidelines chapter are applicable. Findings for the proposed site alteration's consistency with the applicable requirements of the Downtown Design Standards and Guidelines chapter are provided below.

17.59.030 Review Process.

- A. An application for any activity subject to the provisions of this ordinance shall be submitted to the Planning Department and shall be subject to the procedures listed in (B) through (E) below.
- B. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The application shall include the following information:
 1. The applicant shall submit two (2) copies of the following information:
 - a. A site plan (for new construction or for structural modifications).
 - b. Building and construction drawings.
 - c. Building elevations of all visible sides.
 2. The site plan shall include the following information:
 - a. Existing conditions on the site including topography, streetscape, curbcuts, and building condition.
 - b. Details of proposed construction or modification to the existing structure.
 - c. Exterior building elevations for the proposed structure, and also for the adjacent structures.
 3. A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
 4. Photographs of the subject site and adjacent property.
 5. Other information deemed necessary by the Planning Director, or his/her designee, to allow review of the applicant's proposal. The Planning Director, or his/her designee, may also waive the submittal of certain information based upon the character and complexity (or simplicity) of the proposal.
- C. Review Process
 1. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The Planning Director shall review the application and determine whether the proposed activity is in compliance with the requirements of this ordinance.
 2. The Planning Director may review applications for minor alterations subject to the review criteria stated in Section 17.59.040. The Historic Landmarks Committee shall review applications for major alterations and new construction, subject to the review criteria stated in Section 17.59.040. It shall be the Planning Director's decision as to whether an alteration is minor or major.
 3. Notification shall be provided for the review of applications for major alterations and new construction, subject to the provisions of Section 17.72.110.
 - a. The Historic Landmarks Committee shall meet within 30 (thirty) days of the date the application was deemed complete by the Planning Department. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action on the plans. A failure by the Planning Director or Historic Landmarks Committee, as applicable, to review within 30 (thirty) days shall be considered an approval of the application.
 - b. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity to be in compliance with the provisions of this ordinance, they shall approve the application.
 - c. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity in noncompliance with the provisions of this ordinance, they may

deny the application, or approve it with conditions as may be necessary to bring the activity into compliance with this ordinance.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #1. The applicant submitted an application as required, and the application will be reviewed by the Historic Landmarks Committee because the Planning Director has determined that the proposed construction activity constitutes a major alteration to the site.

A condition of approval is included to ensure that the eventual exterior façade remodel is consistent with what was reviewed and approved by the Historic Landmarks Committee. The condition requires that the applicant submit building permit applications prior to completing any work, and that the construction plans submitted with the building permit applications will be reviewed by the Planning Director for consistency with the written narrative, exhibits, drawings, and renderings submitted for review by the Historic Landmarks Committee, along with any revisions to respond to other conditions of approval.

17.59.040 Review Criteria

- A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:
1. The City’s historic preservation policies set forth in the Comprehensive Plan;
 2. If a structure is designated as a historic landmark on the City’s Historic Resources Inventory or is listed on the National Register for Historic Places, the City’s historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2); and

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The building is a non-contributing building in the McMinnville Historic District and per Section 17.65.040(A)(1) this building is excluded from the Certificate of Approval process.

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

- A. *The alteration, demolition, or moving of any historic landmark, or any resource that is listed on the National Register for Historic Places;*
1. *Accessory structures and non-contributing resources within a National Register for Historic Places nomination are excluded from the Certificate of Approval process.*

17.59.040 Review Criteria

- A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:
3. If applicable (waiver request), that all of the following circumstances are found to exist:
 - a. There is demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
 - b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and

Attachments:

Attachment 1 – Application and Attachments

- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter.

APPLICANT’S RESPONSE: None

FINDING: SATISFIED WITH CONDITION OF APPROVAL #2. Although the applicant did not request it, they will need a waiver from this chapter of the MMC relative to Section 17.59.050(B)(3)(d and e), requiring seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk; and transom windows over the doors and windows on the front elevation. The City is supporting this waiver since the applicant is not proposing to reduce the amount of existing glazing on the front elevation, and the applicant is proposing a new architectural element for the downtown that will promote and encourage an indoor/outdoor experience at the storefront promoting vitality on the sidewalk.

17.59.050 Building and Site Design.

A. Building Setback.

1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.
2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. This is the replacement of windows and doors with new windows and doors – the building setback will not be modified.

17.59.050 Building and Site Design

B. Building Design.

1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.
2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. This is the replacement of windows and doors with new windows and doors – the building massing and overall configuration will not be modified.

17.59.050 Building and Site Design

B. Building Design.

3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:
 - a. A belt course separating the upper stories from the first floor;
 - b. A bulkhead at the street level;
 - c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;
 - d. A recessed entry and transom with transparent door; and
 - e. Decorative cornice or cap at the roofline.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #2. This is the replacement of windows and doors with new windows and doors. Condition of approval #2 provides a design review waiver from Section 17.59.050(B)(3)(d and e).

17.59.050 Building and Site Design

B. Building Design.

4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. This is the replacement of windows and doors with new windows and doors – the rooflines will not be modified.

17.59.050 Building and Site Design

B. Building Design.

5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The primary entrance will open on to the public right-of-way and will be recessed.

17.59.050 Building and Site Design

B. Building Design.

6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #3. A condition of approval has been provided to ensure that all of the replacement windows are recessed and not flush or projecting from the surface of the outer wall.

17.59.050 Building and Site Design

B. Building Design.

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED. The replacement windows and doors are the same size as the existing windows and doors. The new door in the rear elevation is visually compatible with the original character of the building.

17.59.050 Building and Site Design

B. Building Design.

8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.

Attachments:

Attachment 1 – Application and Attachments

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED: This project is the replacement of windows and doors on the front façade and the rear façade with one new door on the rear façade as well.

17.59.050 Building and Site Design

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.\
2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED: The applicant intends to use wooden doors which is a material found in the historic district; a metal framed storefront roll-up door in place of a metal framed storefront window and vinyl clad windows on the rear elevation. Also proposed are material and color changes.

17.59.050 Building and Site Design

C. Building Materials. [...]

3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

APPLICANT’S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #4. The applicant did not provide an overall exterior color scheme for the project. A condition of approval has been provided requiring that the applicant provide a color scheme for review by the Planning Director prior to the issuance of building permits.

17.59.060 Surface Parking Lots.

- A. Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.
- B. All parking lots shall be designed consistent with the requirements of Section 17.60.080 of the McMinnville Zoning Ordinance.
- C. A hedge or wall, thirty (30) inches in height, or dense landscaping within a buffer strip a minimum of five feet in width shall be placed along the street-side edge of all surface parking lots. Landscaping within the buffer strip shall include street trees selected as appropriate to the situation and spaced according to its type, shrubs spaced a minimum of three feet on center, and groundcover. A landscaping plan for this buffer shall be subject to review and approval by the McMinnville Landscape Review Committee. (Ord. 4797 §1, 2003).

APPLICANT’S RESPONSE: None.

FINDING: NOT APPLICABLE.

17.59.070 Awnings.

- A. Awnings or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If transom windows exist, awning placement shall be above or over the transom windows where feasible.
- B. Awnings shall be placed between pilasters.
- C. Where feasible, awnings shall be placed at the same height as those on adjacent buildings in order to maintain a consistent horizontal rhythm along the street front.
- D. Awnings should be constructed of soft canvas, fabric, or matte finished vinyl. The use of wood, metal or plastic awnings is prohibited.
- E. Awnings may be indirectly illuminated; internal illumination of awnings is prohibited.
- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited. (Ord. 4797 §1, 2003).

APPLICANT'S RESPONSE: None.

FINDING: NOT APPLICABLE.

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. The applicant will need to provide a sign permit for all new signs.

17.59.080 Signs.

- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.

APPLICANT'S RESPONSE: None.

FINDING: NOT APPLICABLE. A single business occupies the building and the property.

17.59.080 Signs.

- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. The applicant will need to provide a sign permit for all new signs.

17.59.080 Signs.

- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.

APPLICANT'S RESPONSE: None.

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. The applicant will need to provide a sign permit for all new signs.

Attachments:

Attachment 1 – Application and Attachments

17.59.080 Signs.

- E. The use of the following are prohibited in the downtown area:
1. Internally-lit signs;
 2. Flashing signs
 3. Pedestal signs and pole-mounted signs;
 4. Portable trailer signs;
 5. Cabinet-type plastic signs;
 6. Billboards of all types and sizes;
 7. Historically incompatible canopies, awnings, and signs;
 8. Signs that move by mechanical, electrical, kinetic or other means; and,
 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).

APPLICANT’S RESPONSE: None

FINDING: SATISFIED WITH CONDITION OF APPROVAL #5. The applicant will need to provide a sign permit for all new signs.

AT



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

Office Use Only:	
File No.	<u>DDR 1-22</u>
Date Received	<u>2/2/2022</u>
Fee	<u>\$1,356.00</u>
Receipt No.	<u>205587</u>
Received by	<u>AW</u>

Downtown Design Standards & Guidelines Application

Applicant Information

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

Applicant Name Ackley Brands Ltd Phone _____

Contact Name Rudy Marchesi Phone _____
 (If different than above) Alternate: Brandon Ackley

Address P.O. Box 388

City, State, Zip Everett, WA 98206

Contact Email _____

Property Owner Information

Property Owner Name ISAAC Coffee Co LLC Phone _____
 (If different than above)

Contact Name MARK ISAAC Phone _____

Address 3850 Middle Grove Dr NE

City, State, Zip Salem OR 97305

Contact Email _____

Site Location and Description

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

Property Address 216 NE 3rd St McMinnville OR 97218

Assessor Map No. R4 421BC07800 Total Site Area 3798 sq. ft.

Subdivision _____ Block _____ Lot _____

Comprehensive Plan Designation commerical Zoning Designation C-3

This request is for a:

Design Review

Design Waiver

1. Attach a written narrative that describes:

- A. The proposed project in detail, including descriptions of the architectural features and building materials being used;
- B. How the project meets the applicable downtown design standards and guidelines;
- C. How the project meets the historic preservation standards and guidelines (if applicable); and
- D. How the project will fit into the context of the downtown historic district.

2. As part of this application, is a waiver to the standards and guidelines of Chapter 17.59 being requested? If so, explain in detail how the criteria for waiving a standard or guideline as listed in Section 17.59.040(A) have been met (attach additional pages if necessary).

NO

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

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size). For new construction or for structural modifications show the information listed in page one of the information sheet.
- Building and construction drawings including building elevations of all visible sides.
- A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
- Photographs of the subject site and adjacent property.
- Other information deemed necessary by the Planning Director.

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

Rudy Marchese
 Applicant's Signature for Rockley Brands Ltd

1/31/2022
 Date

[Signature]
 Property Owner's Signature

1-31-2022
 Date

Downtown Design Standards & Guidelines Application

Applicant:

Ackley Brands Ltd P.O. Box 388 Everett WA, 98206

Site Location:

216 NE 3rd St McMinnville OR 97218

This application is for the proposed renovation of the commercial property located at 216 NE 3rd St (formerly Cornerstone Coffee). The renovation will not include any structural changes.

Proposed changes to the exterior of the building include;

- Replacement of existing front entry door with new wood door to fit existing opening
- Replacement of existing rear entry door with new wood door to fit existing opening
- Replacement of front, non-operable storefront window with glass paneled "roll up" metal door to fit existing opening.
- Replacement of window on rear of building with an additional rear entry wood door to fit the width of the existing window rough opening.
- Replacement of existing windows on rear of building with vinyl clad windows of the same style and size

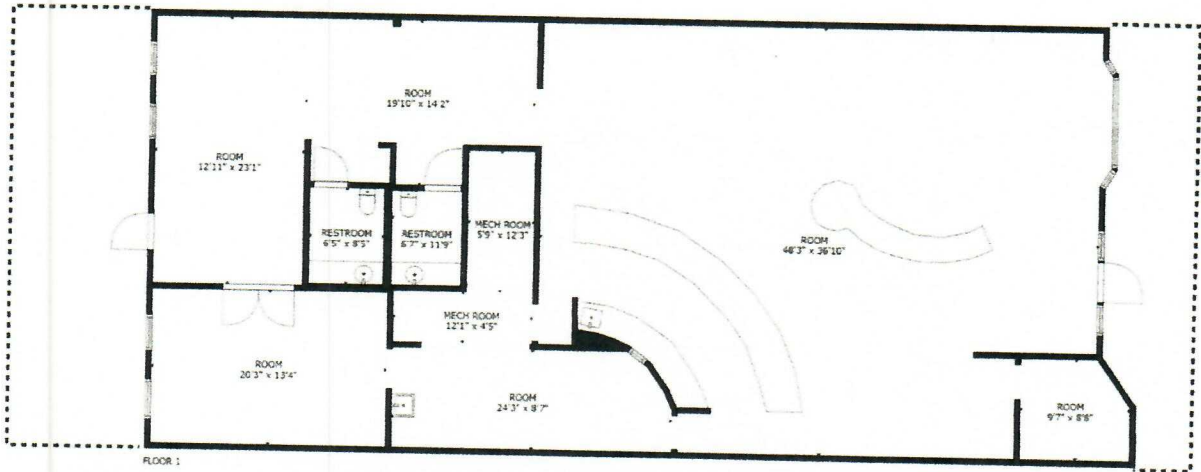
The proposed renovation will not change any architectural features of the front or rear of the building.

Included in this application is a site plan and front and rear elevations showing the proposed new door and window locations.

EXHIBIT "A"

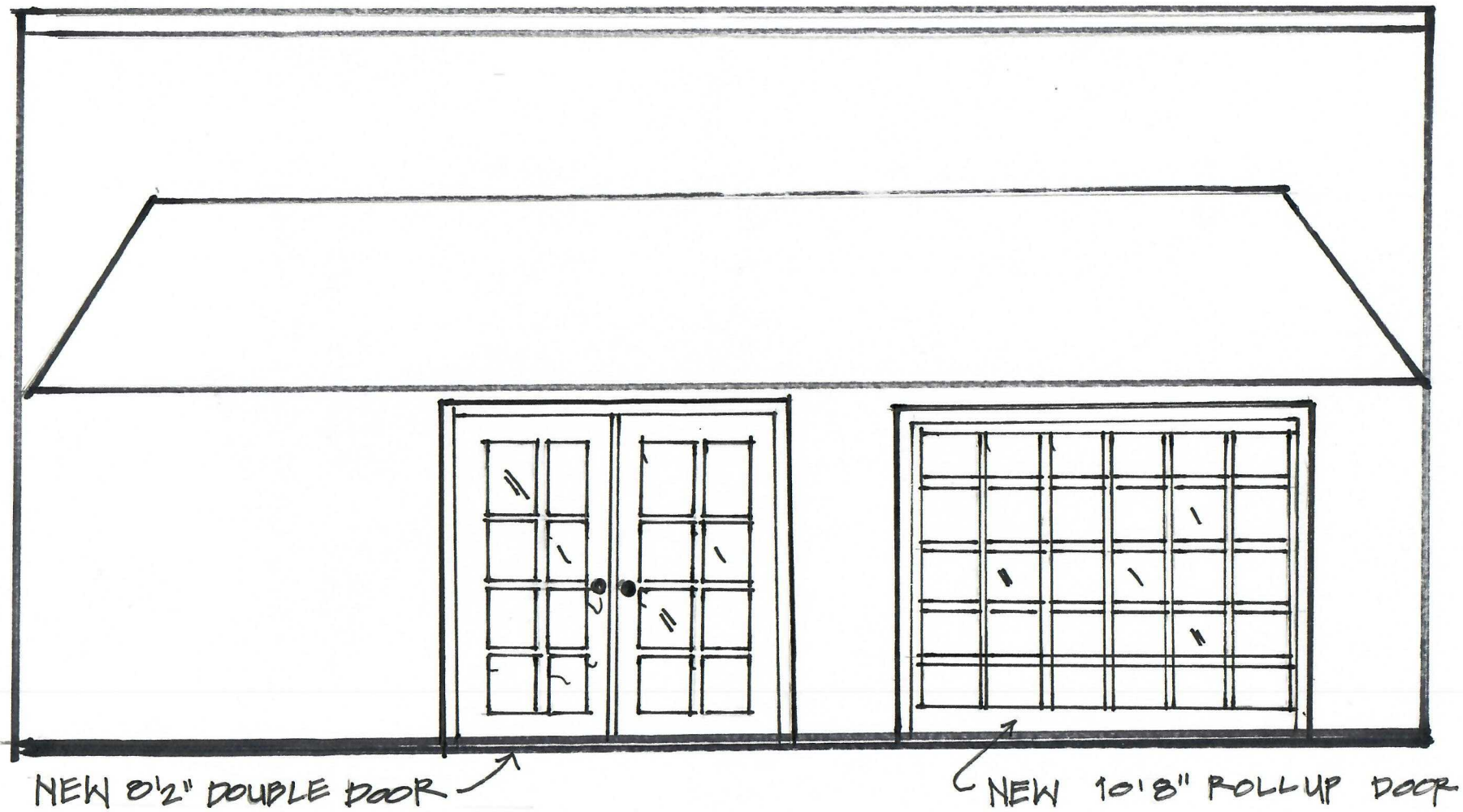
SITE PLAN WITH PREMISES

Premises is outlined below, including the outside portion indicated by dotted lines.

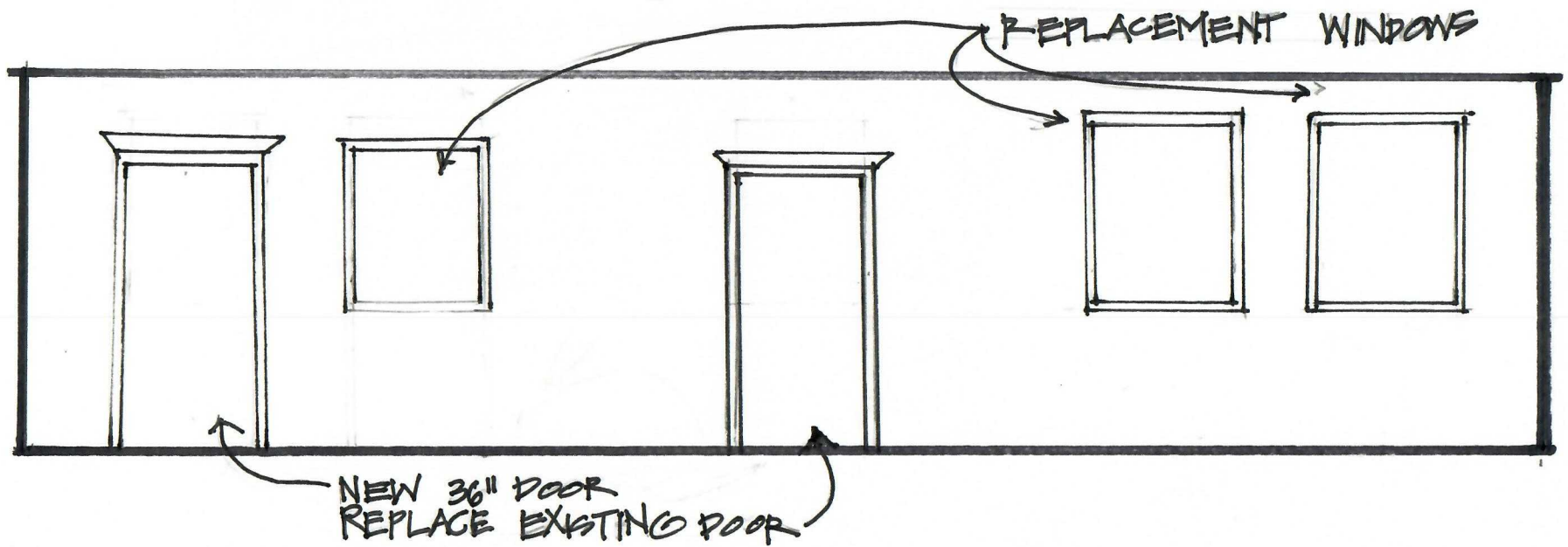


GROSS INTERNAL AREA
FLOOR 1: 3037.60 sq ft
TOTAL: 3037.60 sq ft





216 NE 3rd St., McMinnville OR 97218
FRONT ELEVATION



216 NE 3rd ST. MINNIVILLE, OR 97218
REAR ELEVATION

CORNERSTONE COFFEE ROASTERS

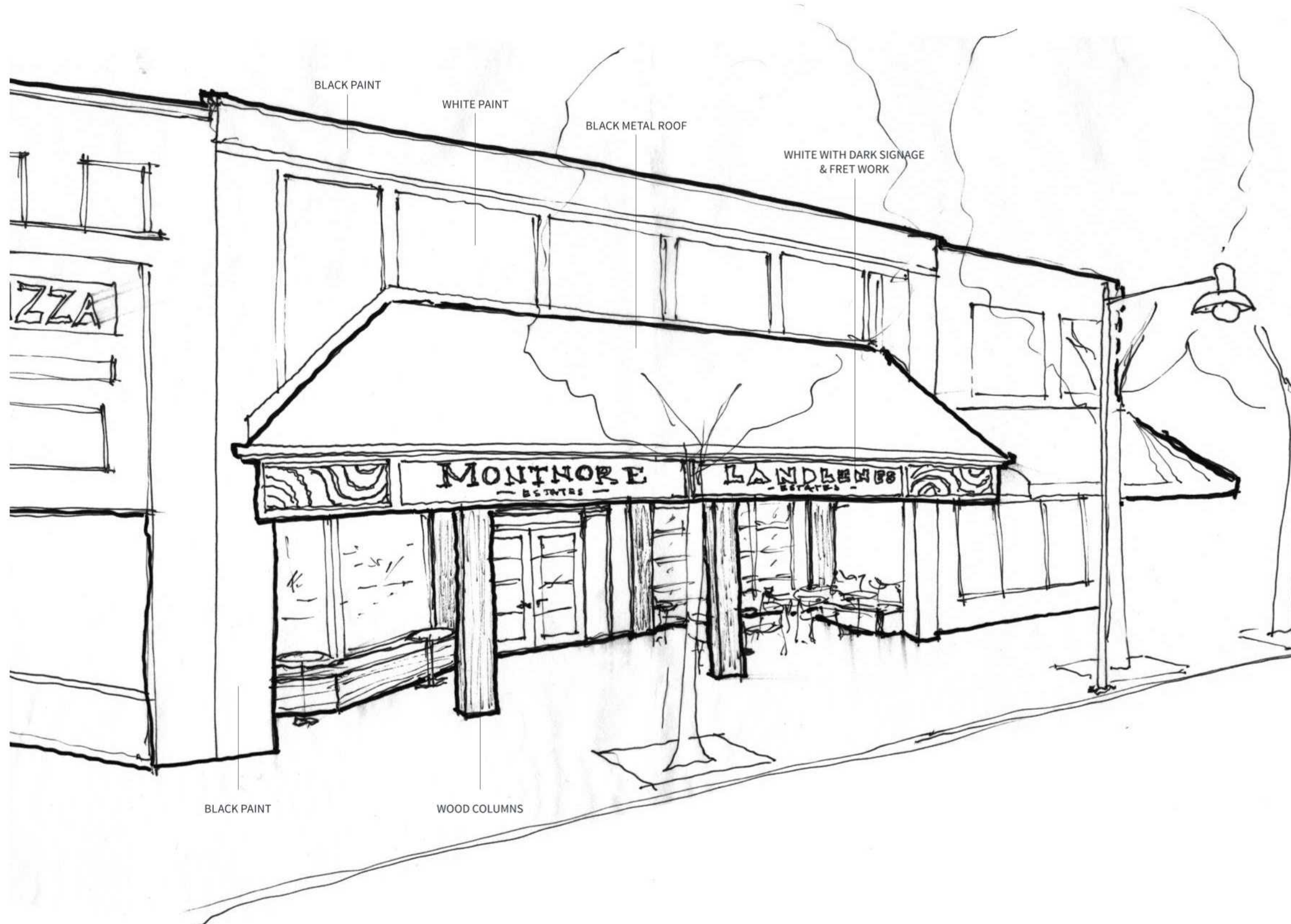
2 HOUR PARKING
7 AM - 5 PM
ALL DAYS

NO PARKING
3 AM TO 6 AM
MON-FRI

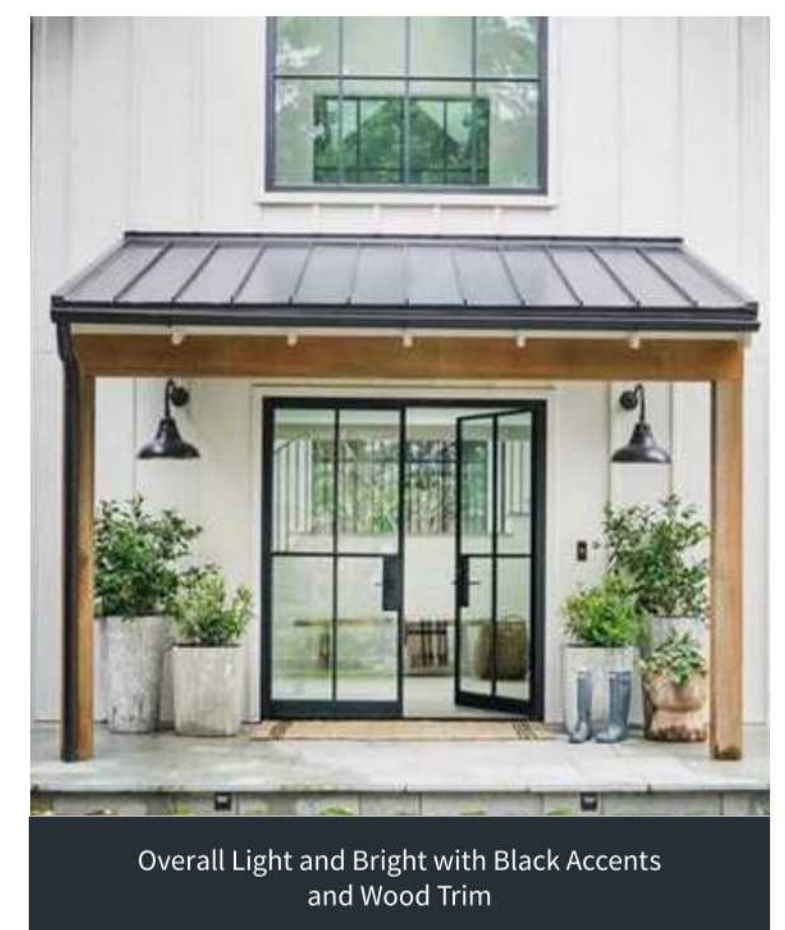
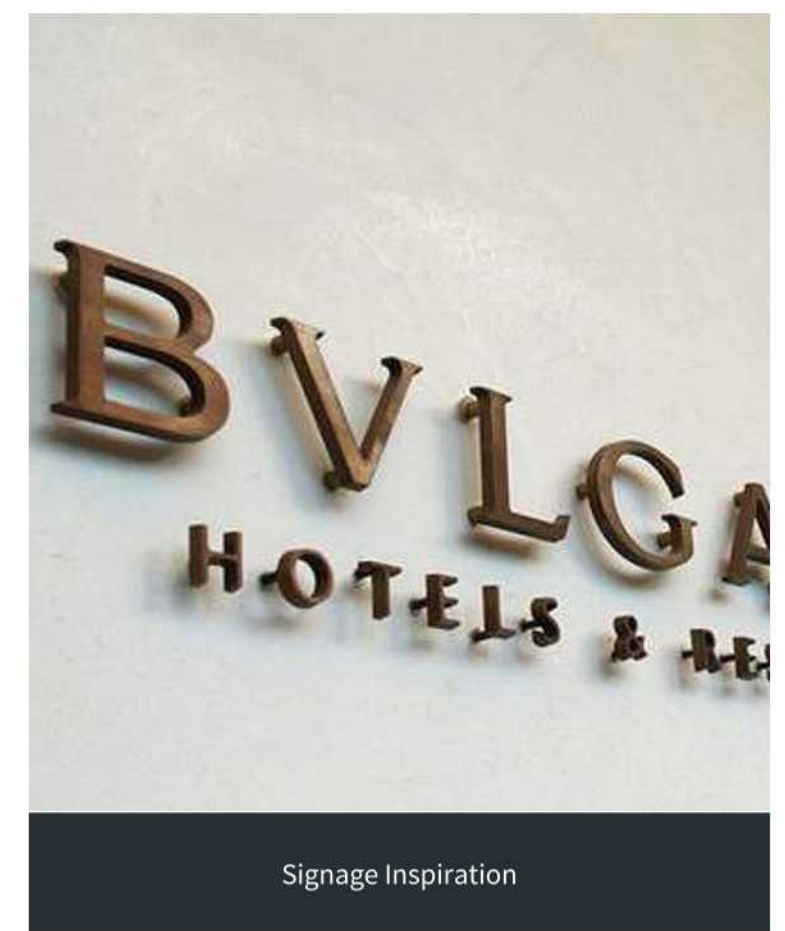
AVAILABLE
WASH
559-9279
TRADITION







EXTERIOR FACADE | VIEW 1





Signage and Fretwork Inspiration

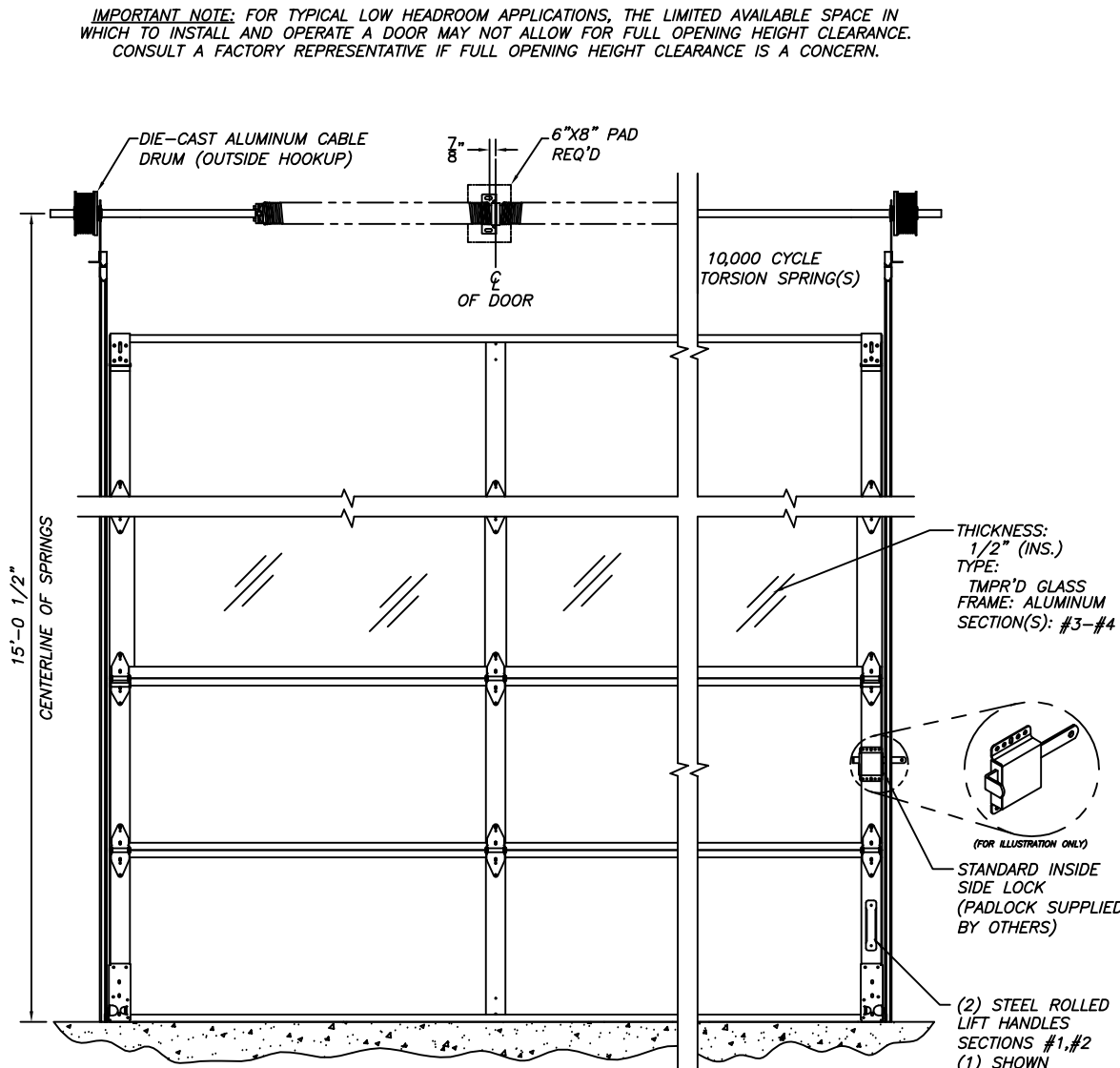


EXISTING SITE

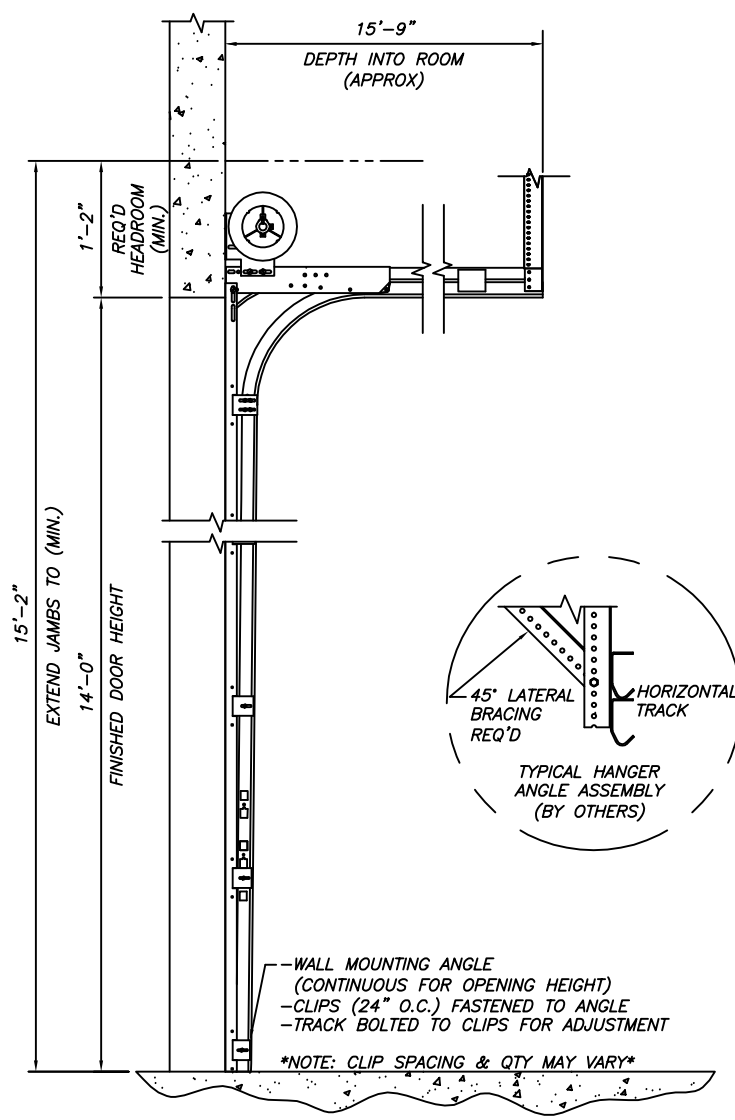


Palette Inspiration
White Background with Black and Wood Accents

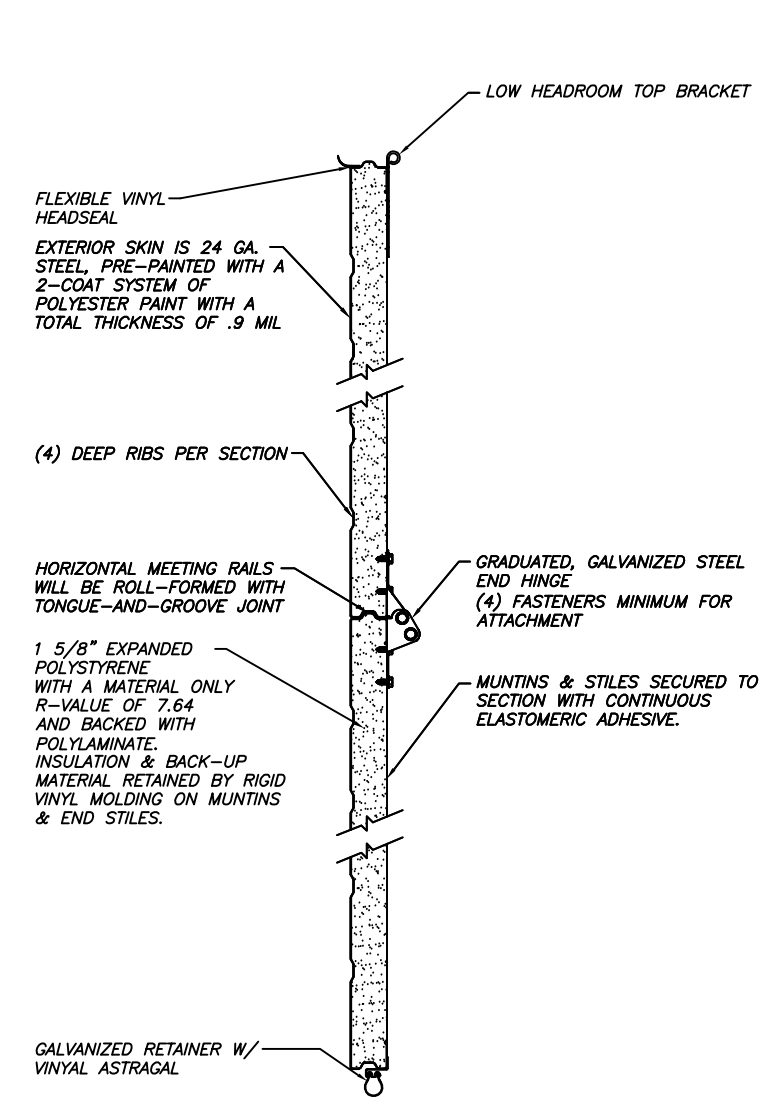
IMPORTANT NOTE: FOR TYPICAL LOW HEADROOM APPLICATIONS, THE LIMITED AVAILABLE SPACE IN WHICH TO INSTALL AND OPERATE A DOOR MAY NOT ALLOW FOR FULL OPENING HEIGHT CLEARANCE. CONSULT A FACTORY REPRESENTATIVE IF FULL OPENING HEIGHT CLEARANCE IS A CONCERN.



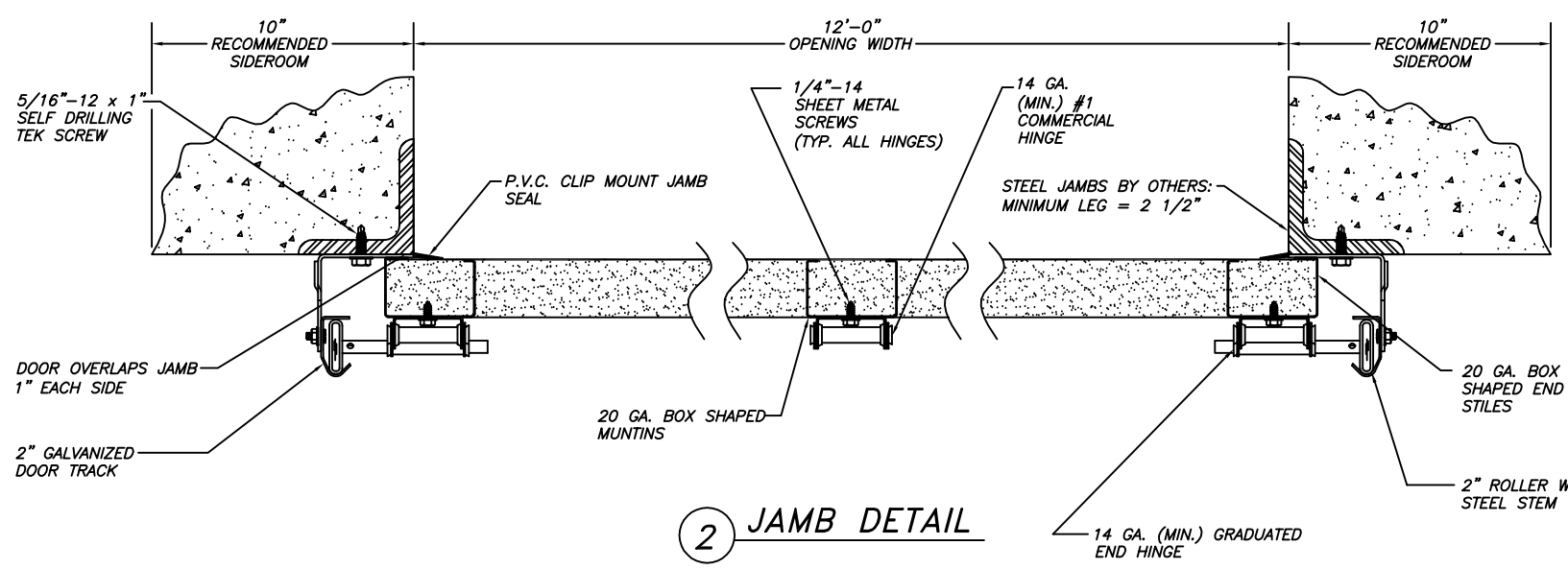
1 INTERIOR ELEVATION



3 LOW HEADROOM - FRONT



4 SECTION CONSTRUCTION



2 JAMB DETAIL

STANDARD COMMERCIAL PRODUCT SUBMITTED BASED ON DESIGN CRITERIA PROVIDED. MINIMUM WIND LOAD AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION OVER THE GEOGRAPHICAL LOCATION OF DOOR(S) INSTALLATION MAY REQUIRE ADDITIONAL DESIGN CONSIDERATION AND/OR CLEARANCES.

MODEL C-24 STEEL DOOR SPECIFICATIONS

SECTIONS SECTIONS ARE ROLL-FORMED FROM 24 GA. CONTINUOUS COIL WHICH IS (G-60), ACID TREATED, AND PREPAINTED WITH 2 COATS OF BAKED-ON POLYESTER PAINT, .8 MIL EXTERIOR, .6 MIL INTERIOR (INCLUDES PRIMER). FINISHED EXTERIOR OF SMOOTH OR PEBBLE GRAIN EMBOSSED (.022" MINIMUM), PRIMED INTERIOR. TONGUE AND GROOVE MEETING RAILS. BOX SHAPED MUNTINS (20 GA.) AND END STILES (20 GA.) ARE FORMED FROM HOT-DIPPED GALVANIZED STEEL WITH PRELOCATED EXTRUDED HOLES. MUNTINS AND END STILES FIT THE CONTOUR OF THE SECTION AND ARE SECURED TO THE SECTION WITH CONTINUOUS ELASTOMERIC ADHESIVE AND HELD SOLID WITH 1/4" FASTENERS. THE BOTTOM SECTION SHALL HAVE A VINYL "BULB"-SHAPED ASTRAGAL HELD BY A CONTINUOUS HOT-DIPPED GALVANIZED STEEL RETAINER. HEAD AND JOINT SEAL ARE OPTIONAL.

TRACK MAT'L: GALVANIZED SIZE: 2" TYPE: ANGLE JAMBS: STEEL	ROLLERS SIZE: 2" TIRE: STEEL BEARING: CASE HARDENED	SPRINGS: TYPE: TORSION MAT'L: OIL-TEMPERED SIZE: 2 5/8" QTY: 2 LOCATION: FRONT	TORSION SHAFT: MAT'L: TUBULAR STEEL SIZE: 1"	HINGES/BRACKETS: MAT'L: GALVANIZED GAUGE: 14 (MINIMUM)
DOOR EXTERIOR: WHITE			DRUMS MAT'L: ALUMINUM TYPE: 5250-18	CABLE: MAT'L: GALVANIZED TYPE: AIRCRAFT

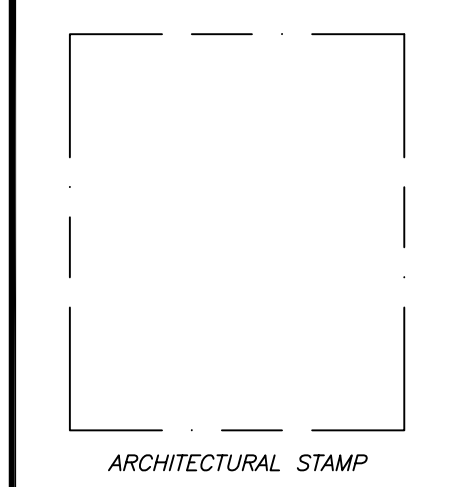
SPECIAL NOTES:

DOOR NUMBER (DOOR MARKS)	QTY.	NET OPENING SIZE	FINISHED DOOR SIZE	TYPE OF LIFT	TYPE OF OPERATION	SECT'S. GLAZED	LITES PER SECT.	PANELS WIDE	SECTIONS HIGH		
									24"	21"	19"
A	1	12'-0" X 14'-0"	12'-2" X 14'-1"	6.5 LHR	MANUAL	2	3	3	7		

PROJECT:	WALEN/PAIGE WIN
ARCHITECT:	
CONTRACTOR:	
DISTRIBUTOR:	NORTHWEST HANDLING SYSTEMS INC

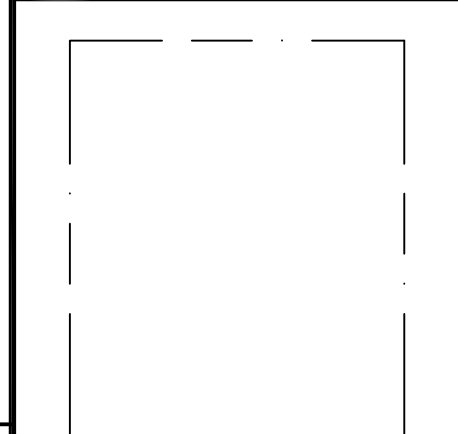
DRAWN BY:	NC
DATE:	2/1/2022
SHEET:	1 OF 1

QUOTE/SALES ORDER No.	18080893-3
FILE No.	W0122193



ARCHITECTURAL STAMP

ARCHITECTURAL NOTES



CONTRACTOR STAMP

REVISIONS

K-AL

ALUMINUM FULL-VIEW



WHEN VISIBILITY AND LIGHT TRANSMISSION COUNT MOST

Wayne Dalton's K-AL Aluminum Full-View Doors are ideally suited for a variety of commercial applications ranging from car washes and tire stores to store fronts and other buildings where maximum light and visibility are desired. Available in Clear, Bronze and Black anodized or powder coated colors.

The Model K-AL door is sturdy, virtually maintenance free and weather resistant.

- » MAXIMIZES LIGHT AND VISIBILITY
- » WIDE RANGE OF GLASS OPTIONS
- » STANDARD SIZES UP TO 24' WIDE AND 18' HIGH
- » OPTIONAL INSULATED RAILS AND STILES AVAILABLE

STANDARD FEATURES OVERVIEW

CONSTRUCTION

MAX HEIGHT	18' (5,486 mm)
MAX WIDTH	24' (7,315 mm)
DOOR ASSEMBLY	Stile and rail assembly of aluminum alloy 6063-T6, 2" thick stiles and rails, joined with self tapping screws.
RAILS	Top and bottom rails with 3" wide, lower intermediate rail 1- ³ / ₈ ", upper rail 1- ³ / ₈ ", minimum wall thickness 0.062".
STILES	End stiles and center stiles are 3" wide, minimum wall thickness 0.062". Double end stiles are optional or as required by weight.
SPRINGS	10,000 cycles.
LOCK	Interior mounted slide lock.
WEATHERSTRIPPING	Flexible bulb-type strip at bottom section.
TRACK	Provide track as recommended by manufacturer to suit loading required and clearances available.
MANUAL OPERATION	Pull rope or chain hoist.
ELECTRIC MOTOR OPERATION	Provide UL listed electric operator, equal to Genie Commercial Operators, size and type as recommended by manufacturer to move door in either direction at not less than ² / ₃ foot or more than 1 foot per second.

WARRANTY

TERMS	Five (5) year limited
--------------	-----------------------

OPTIONS

- Springs: 25,000, 50,000 or 100,000 cycles.
- Lock options: Interior mounted slide lock with interlock switch for automatic operator, keyed lock, keyed lock with interlock switch for automatic operator.
- Weather stripping: Jamb and header seals.
- Insulated rails and stiles for a R-value* of up to 4.25
- Powder coat finish: White, Brown, Black, RAL
- Anodized finishes: Clear, Dark Bronze, Black
- Multiple ¹/₈", ¹/₄", ¹/₂" glass options available.

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

Wayne Dalton's Aluminum Full-View Doors are the preferred choice when visibility and light transmission are just as important as aesthetics.

MATERIALS AND CONSTRUCTION

Aluminum Full-View sectional doors are weather-resistant and virtually maintenance free, and are ideal for commercial applications such as service stations, car washes, and auto dealerships. This door is perfectly suited for applications where maximum light and visibility are desired.

FINISH OPTIONS

Anodized



Clear (Standard)

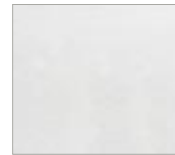


Dark Bronze

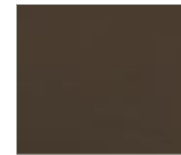


Black

Powder Coat (optional)



White



Brown



Black

Approximately 200 RAL powder coat finishes also available to complement the exterior colors of a building.



GLASS OPTIONS



Clear (Standard)



Gray Tinted



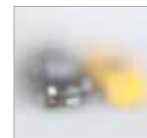
Green Tinted



Bronze Tinted



Low E



Satin Etched

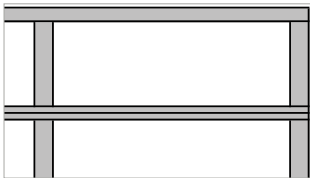


White Laminated

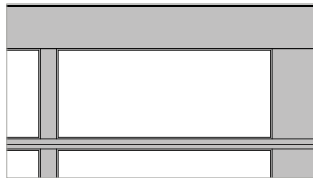


Obscure

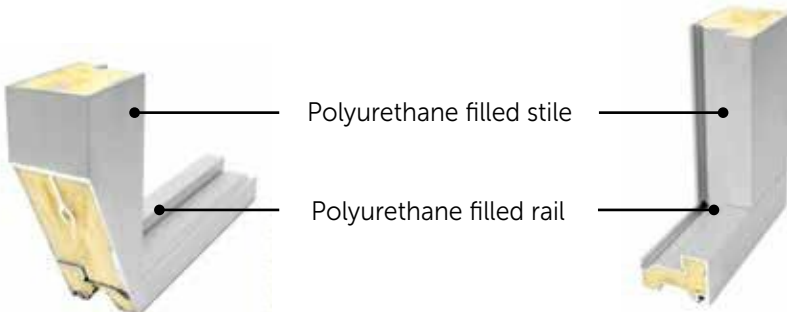
ALUMINUM FULL-VIEW



Light-glass frame



Heavy-glass frame



Polyurethane filled stile

Polyurethane filled rail

Large glass panels for maximum light and visibility.

2" thick sections with box-type extrusions.

2-1/4" integral reinforcing fin on large doors.

Vinyl weather seal between sections to minimize air and water infiltration.

6" bottom rail with integral reinforcing fin on doors over 16'2" wide. Optional on narrower doors.

6063T6 aluminum alloy with clear finish.



R-VALUES OF COMPLETE K-AL	10 X 10 DOOR	12 X 12 DOOR	14 X 14 DOOR
1/2" insulated glass Solar Ban 70XL argon filled (R = 3.125) with polyurethane filled rails and stiles	4.25	4.18	4.17
1/2" insulated glass Low E (R = 2.38) with polyurethane filled rails and stiles	3.60	3.52	3.52
1/2" insulated glass (R = 1.75) with polyurethane filled rails and stiles	3.05	2.96	2.96

GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM	CENTER LINE OF SPRINGS	
	2" TRACK	3" TRACK	2" TRACK	3" TRACK	2" AND 3" TRACK	2" TRACK	3" TRACK
Standard Lift Manual 12" R	12 1/2"-17"	NA	4.5"	5.5"	Opening Height +18"	Opening Height +12"	N/A
Standard Lift Manual 14" R	14 1/2"-20"	NA				Opening Height +13"	N/A
Standard Lift Manual 15" R	NA	15 1/2"-21"				Opening Height +15"	
Standard Lift Motor Oper. 12" R	15 1/2"-19 1/2"	NA			Opening Height +66"	Opening Height +12"	N/A
Standard Lift Motor Oper. 14" R	16 1/2"-23"	NA				Opening Height +13"	N/A
Standard Lift Motor Oper. 15" R	NA	18 1/2"-24"				Opening Height +15"	
High Lift Manual	High Lift +12"-16"		24" One Side		Opening Height -Lift +30"	Opening Height +Lift +6.5"	Opening Height +Lift +7.5"
High Lift Motor Oper.							
Vertical Lift Manual	Door Height +12"-24"		4.5"	5.5"	24"	Double Door Height + 6"	
Vertical Lift Motor Oper.			24" One Side				
Low Headroom Manual	6-14 1/2"	10-14 1/2"	6"	9"	Opening Height +30"	N/A	
Low Headroom Motor Oper.	9-14 1/2"	13-14 1/2"			Opening Height +66"		

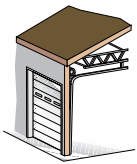
NOTES:

- For low headroom, springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed. See approval drawing.
- Side-room of 8" required, one side, for doors with chain hoist.
- Headroom depends on drum size, and varies over the range listed. See approval drawing.

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	DOOR HEIGHT	NUMBER OF SECTIONS
Up to 8'3" W	2	Up to 8'1"	4
9'4" to 12'3"	3	8'2" to 10'1"	5
12'4" to 16'3"	4	10'2" to 12'1"	6
16'4" to 20'3"	5	12'2" to 14'1"	7
20'4" to 23'7"	6	14'2" to 16'1"	8
23'8" to 24'2"	7	16'2" to 18'1"	9

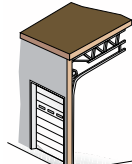
TRACK SELECTION GUIDE



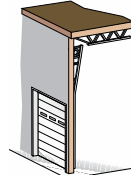
STANDARD LIFT



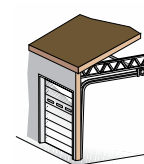
HIGH LIFT
break-away is standard, straight incline is available



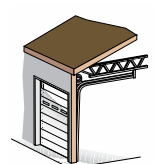
ROOF PITCH
standard or high lift



VERTICAL LIFT
break-away is standard, straight incline is available



LOW HEADROOM
rear mount torsion



LOW HEADROOM
front mount torsion



Architect Resource Center

Visit wayne-dalton.com/architect-resource-center to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

Wayne Dalton
COMMERCIAL DOORS

DISTRIBUTED BY:

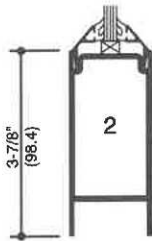
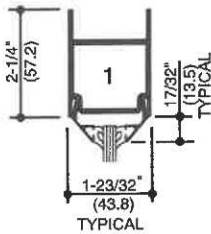
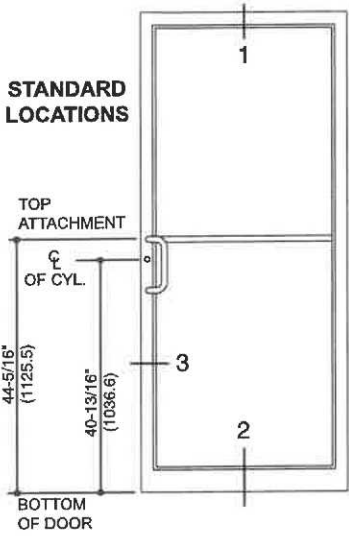
2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com

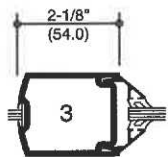


SCALE 3" = 1' 0"

190 NARROW STILE

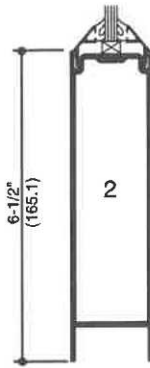
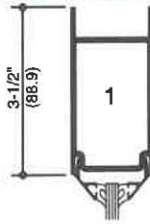
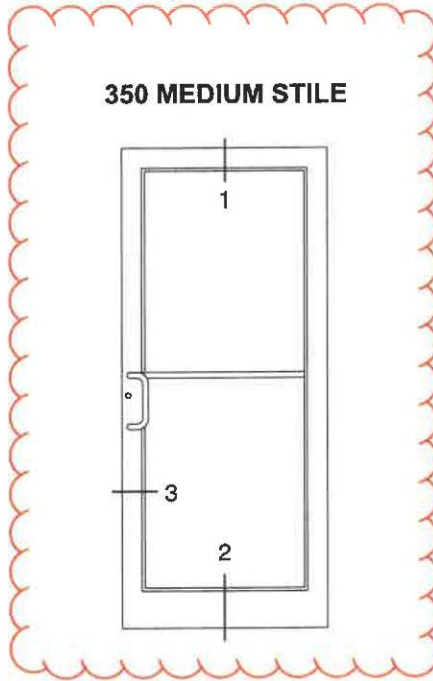


SINGLE ACTING

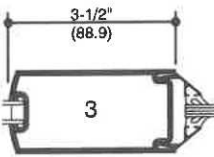


DOUBLE ACTING

350 MEDIUM STILE

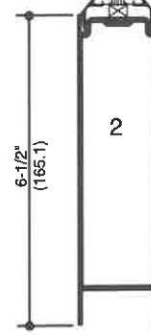
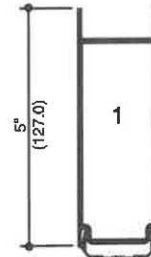
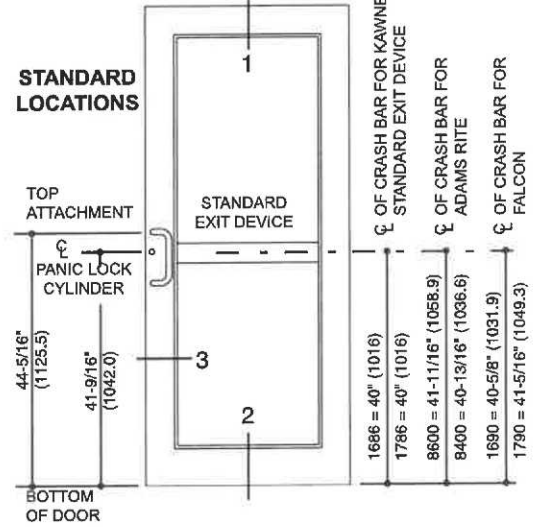


SINGLE ACTING

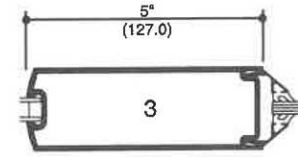


DOUBLE ACTING

500 WIDE STILE



SINGLE ACTING



DOUBLE ACTING

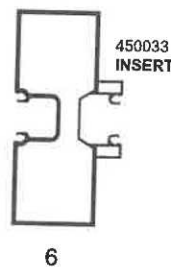
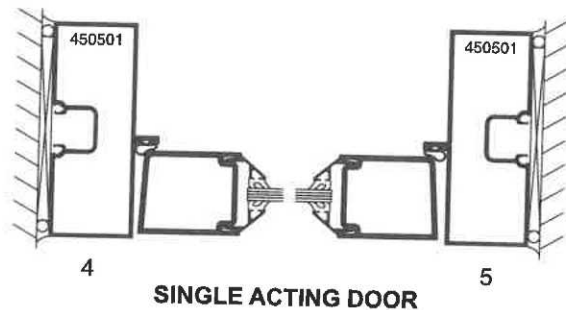
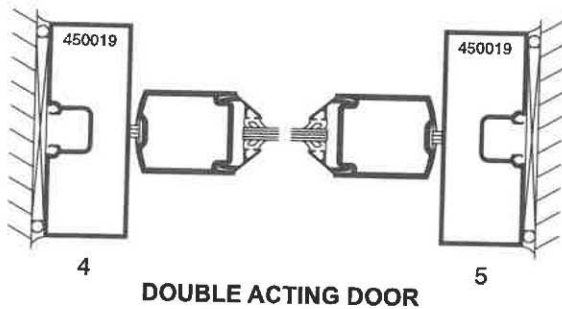
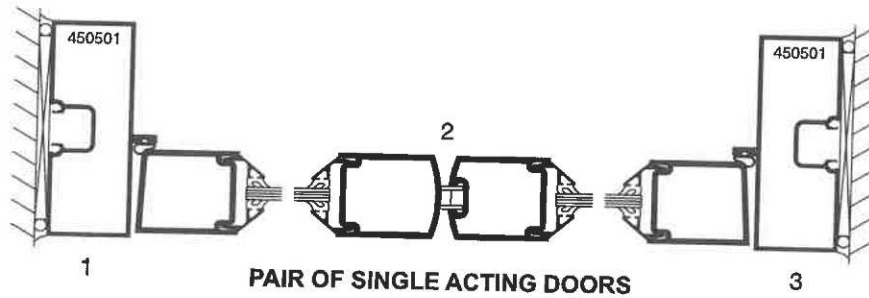
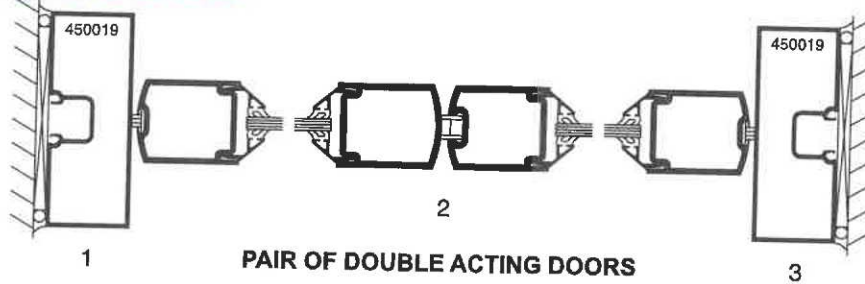
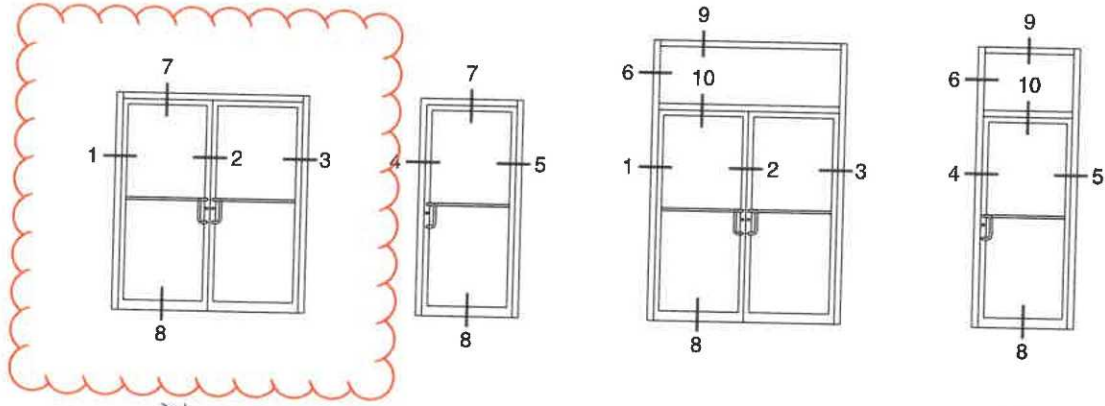
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2015

SCALE 3" = 1' 0"

NOTE:

- 1. SERIES 190 NARROW STILE DOORS ARE DETAILED, MEDIUM STILE 350 DOORS AND WIDE STILE 500 DOORS ALSO MAY BE USED.
- 2. TRIFAB™ VG 450 CENTER, 1-3/4" X 4-1/2" (44.5 X 114.3) FRAMING IS DETAILED WITH THE DOORS FOR REFERENCE. OTHER KAWNEER FRAMING SERIES OR CURTAIN WALL SYSTEMS MAY BE USED. REFER TO THE CATALOG INDEX FOR THE APPROPRIATE DETAIL SECTION.



Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

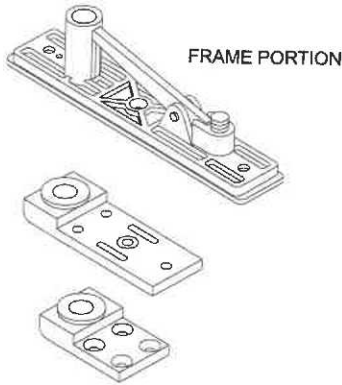
necessary for product improvement.
 © Kawneer Company, Inc., 2015

TOP CENTER PIVOT

Description: (Frame Portion) The “walking beam” frame pivot portion is cast aluminum with a hardened steel pivot pin. The pin is adjustable for additional extension through the transom bar/header. (Door Portion) Both door pivot portions are machined aluminum with oilite bronze self-lubricating bearings. All top center hung pivot parts are concealed.

Application: This pivot assembly is used in conjunction with center hung doors with floor closers. The adjustable portion for the 190 Narrow Stile Door provides for a one time only adjustment. Dimension 3" (76.2) long, 1-7/16" (36.5) wide, and 1/2" (12.7) at its thickest point. The 350 Medium Stile and 500 Wide Stile door pivot portion is nonadjustable. Dimensions 2-3/8" (60.3) long, 1-7/16" (36.5) wide, and 1/2" (12.7) at its thickest point.

Finish: The *frame portion* is natural cast aluminum with dress plate to match color of frame. The machined *door portion* is mill finish.



DOOR PORTION
190 DOORS
(ADJUSTABLE)

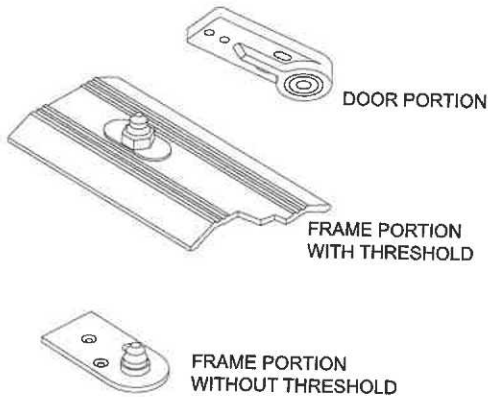
DOOR PORTION
350 AND 500 DOORS
(NONADJUSTABLE)

BOTTOM CENTER PIVOT

Description: The low profile center pivot for use with a threshold has an adjustable stainless steel pivot pin that is mounted and locked into the threshold. The center pivot for use without a threshold has a stainless steel pivot pin press fit into a stainless steel plate. The door portion is comprised of a roller bearing press fit into a cast aluminum pivot block.

Application: Both pivot portions, with or without threshold, are used on doors with concealed overhead closer control. On entrances with thresholds the pivot is anchored securely into the threshold. The frame portion is adjustable for proper door and frame clearance. The frame portion for use on doors without threshold is fastened directly to the floor. When no threshold is used, height adjustment is obtained by shimming the pivot block. The door pivot block is securely mounted to the bottom rail web.

Finish: Mill finish is standard for all bottom center pivot parts.



DOOR PORTION

FRAME PORTION
WITH THRESHOLD

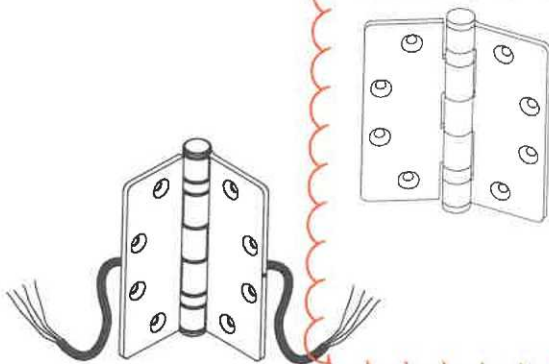
FRAME PORTION
WITHOUT THRESHOLD

BUTT HINGE

Description: Commercial quality 300 series stainless steel hinge with leaves of five knuckle two ball bearing construction. The hinge barrel is enclosed with button tips and incorporates a non-removable pin. The hinge is a radius corner, standard template butt of 4-1/2" x 4" (114.3 x 101.6). The hinge leaf thickness is 0.134 inches (3.4). It is also available in electric transfer model.

Application: The butt hinge is fully mortised into the door hinge stile and frame hinge jamb. Reinforcing plates are used in both the frame jamb and hinge stile for secure screw anchorage available. The use of an intermediate butt (1-1/2 pair per leaf) is suggested for doors in high traffic areas or for doors over 7'-6" (2,286).

Finish: Hinges are powder painted to blend with door finish.



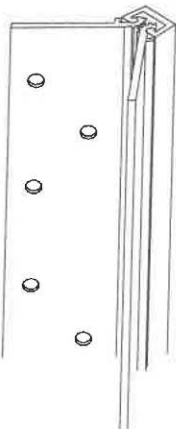
OPTIONAL EL version for access control applications.

CONTINUOUS HINGE

Description: Aluminum Continuous Geared Hinges provides long-lasting solutions for high-traffic and high-impact doors. The continuous geared hinge extends the full length of the door and frame. The two center gears form a rotating joint and the door weight is supported and cushioned by molded bearings evenly spaced along the entire length of the interlocking leaves.

Application: The continuous geared hinge is the hinge to suitable in high-traffic and high-impact areas. The hinge is surface applied to the frame and door stile. Fasteners are staggered at approximately 6" (152.4 mm) on center. Compatible with Standard Entrance, Heavy Wall™, Tuffline™, Flushline™ and Insulclad™ Thermal Entrances.

Finish: Available in #17 Clear, #29 Black, and #40 Dark Bronze anodized finishes. Painted finishes available on a custom basis.



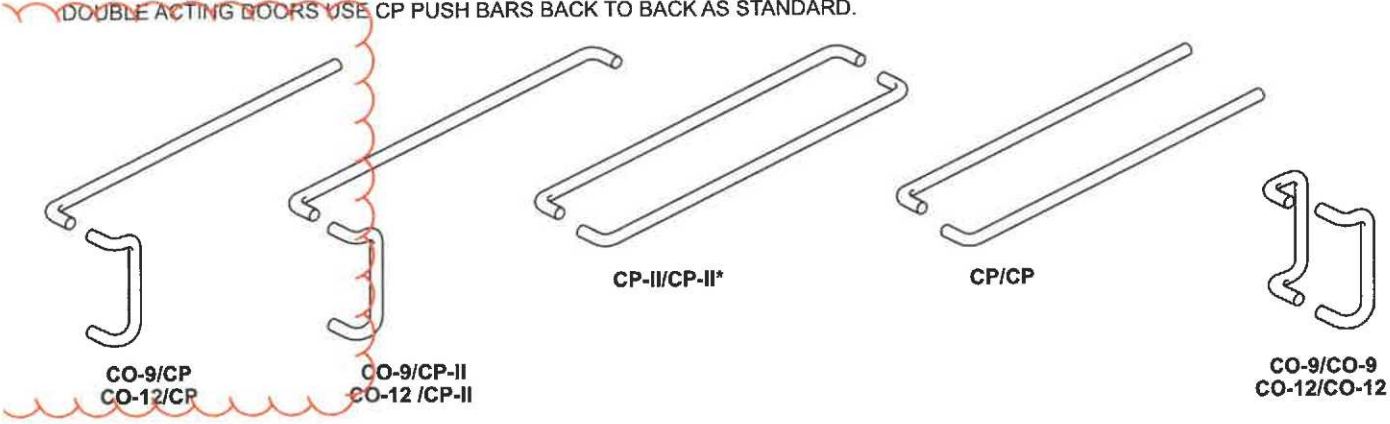
Laws and building and safety codes governing the design, and use of glazing entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

necessary for product improvement.
© Kawneer Company, Inc., 2015

REFER TO **HARDWARE SECTION** FOR COMPLETE HARDWARE INFORMATION.

ARCHITECTS CLASSIC (PUSH PULL SETS)

SINGLE ACTING DOORS USE A PULL HANDLE AND PUSH BAR AS STANDARD
DOUBLE ACTING DOORS USE CP PUSH BARS BACK TO BACK AS STANDARD.



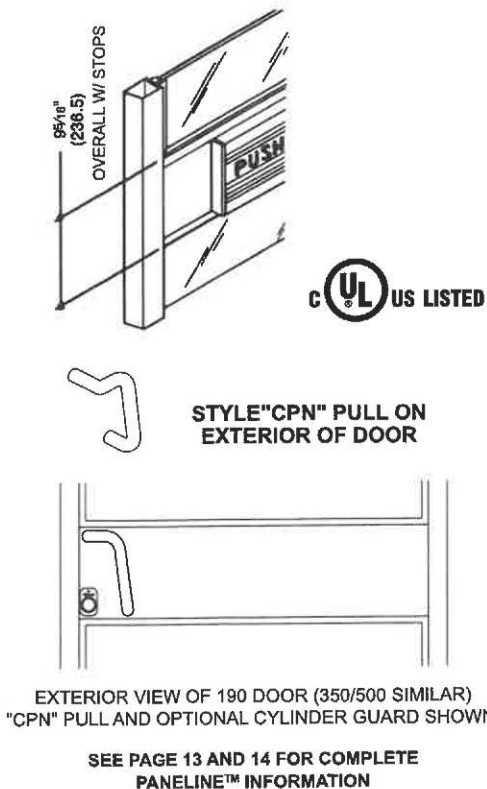
ARCHITECTS CLASSIC (COMPONENTS)



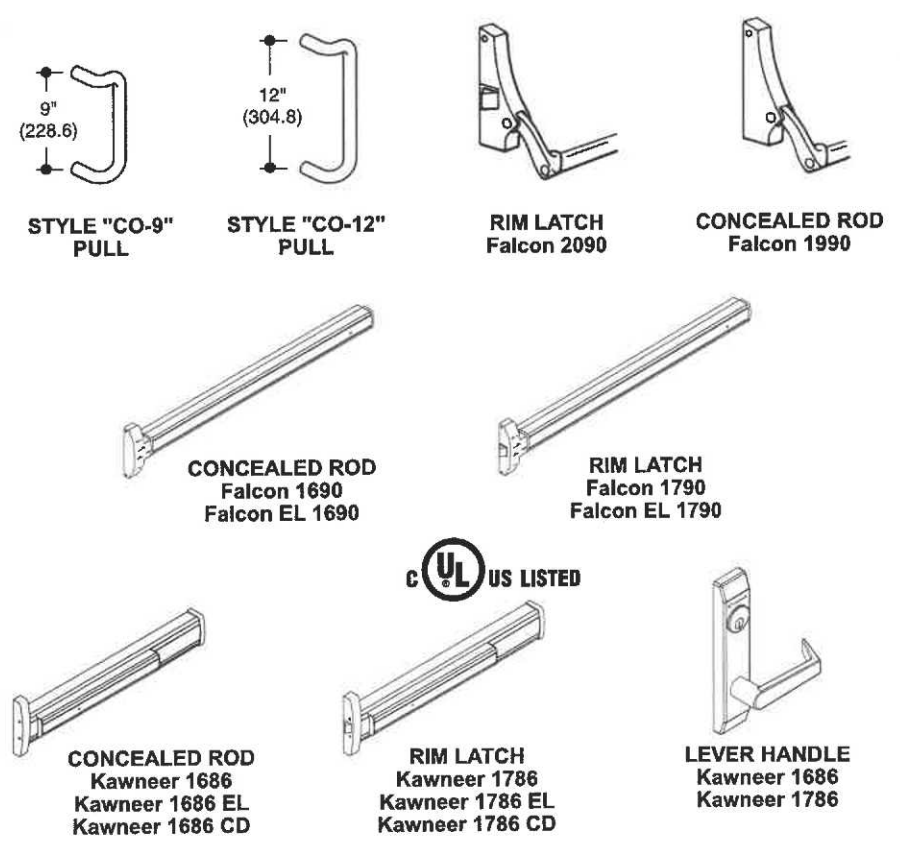
* CP-II PUSH BAR IS NOT TO BE USED FOR BACK TO BACK MOUNTING ON D/A DOORS.

EXIT DEVICES

KAWNEER PANELINE™ / PANELINE™ EL



EXIT DEVICES AND PULLS



UL US LISTED

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2015

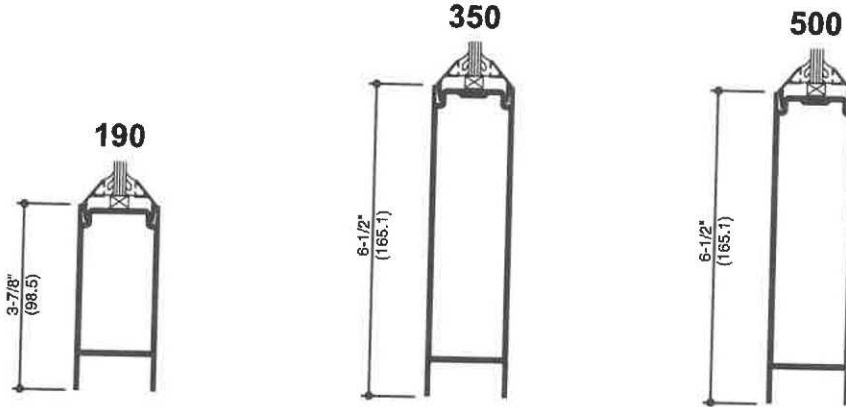
SCALE 3" = 1' 0"

STANDARD BOTTOM RAILS

Rail heights shown may be used on 190, 350, and 500 doors.

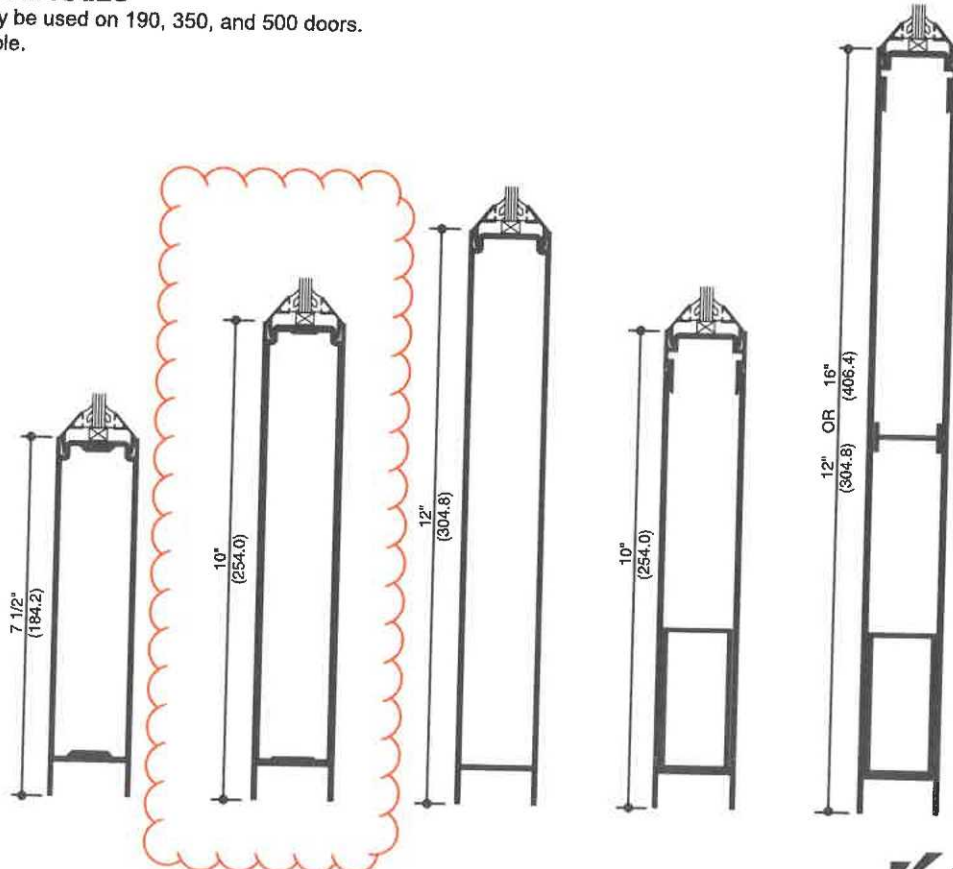
NOTE:

See Page 17 for available Horizontal Intermediate Members.



OPTIONAL BOTTOM RAILS

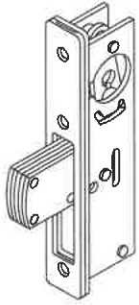
Rail heights shown may be used on 190, 350, and 500 doors. Custom heights available.



Laws and country safety codes governing the use of any use of glazing entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

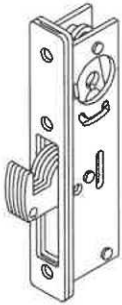
necessary for product improvement.
© Kawneer Company, Inc., 2015

LOCKS/LATCHES

ADAMS RITE MS-1850 DEADLOCK

Description: This deadlock incorporates an aluminum faceplate and five ply laminated steel bolt with 1-3/8" (34.9) standard throw. For special conditions, a 13/16" (20.5) throw is available. All vulnerable lock parts are designed to resist sawing attempts. The lock accepts any standard 1-5/32" (29.4) mortised cylinder or thumbturn (with MS cam). Backset (center line of face plate to center line of cylinder) is 1-1/8" (28.6) on all doors.

Application: Standard lock used in the active leaf of a pair of doors or on a single door. It may be converted to two point or three point locking.

ADAMS RITE MS-1850-050

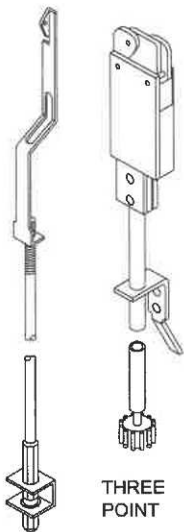
Description: All features and components, with the exception of the hook bolt, are the same as the MS 1850 deadlock. The hook bolt is of the same construction but has a hook shape to provide additional security against the door prying attempts.

Application: This hook bolt lock is an optional lock recommended for extra security on pairs of doors. When the hook bolt is thrown it engages the inactive leaf strike cutout in a manner that resists attempts to pry or pull apart the door stiles. On pairs of doors the proper strike cutout is provided when the hook bolt lock is specified.

2 AND 3 POINT LOCKS

Two Point: In addition to the deadbolt lock point of the MS 1850, additional security is obtained for pairs of doors with the use of a threshold bolt. The normal turn of the cylinder key simultaneously drops a hardened steel hexbolt into the threshold and provides the second lock point.

Three Point: The third locking point is obtained by adding a header bolt to the above described MS lock and threshold bolt. The header bolt is placed in the top stile of the inactive leaf. The throw of the MS bolt in the inactive leaf strike cutout triggers engagement of the header bolt.



TWO POINT

THREE POINT

KAWNEER CONTROLLER™ LOCKING SYSTEM

TOTAL CONTROL of paired entrances is now possible. The CONTROLLER provides uncompromised egress thru both door leaves with one stage unlocking, but offers the convenience of two stage locking.

LIFE SAFETY is an important consideration in the selection of entrance door hardware. If an entrance with flush bolts has not been completely unlocked, life safety considerations could be compromised in an emergency situation. This is one reason why manual flush bolts are prohibited by building codes*.

SECURITY of the entrance is enhanced by three point locking using the CONTROLLER mechanism in conjunction with the Adams Rite maximum security lock. Flush bolt locking jeopardizes security, as the door leaves can be

prried apart allowing access to the flush bolt release levers. Unlike flush bolts, the CONTROLLER is manually engaged with access through the M.S. lock strike cut out. It is then secured by the 1-3/8" (34.9) throw, five ply laminated steel bolt of the M.S. lock.

TWO STAGE LOCKING provides ease of operation not commonly found with standard three point locks. The CONTROLLER allows easy alignment of the inactive door leaf, followed by normal engagement of the M.S. lock.

ONE STAGE UNLOCKING is done with the turn of a key which retracts the M.S. lock bolt. The CONTROLLER mechanism is then free and will allow both door leaves to swing open.

APPLICATION: On paired entrances where exit devices are not required and manual flush bolts are prohibited by building codes*.

FORCED ENTRY for stringent Dade County forced entry requirements specify CONTROLLER FE which include reinforced rods.

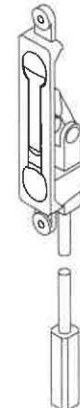


* The following building codes, with some qualifications, prohibit the use of manual flush bolts on exits doors needed to handle the occupant load of the building.

- Uniform Building code- International Conference of Building Officials (ICBO)
- Standard Building Code- Southern Building Code Congress International, Inc. (SBCCI)
- Basic Building Code- Building Officials and Code Administrators, Inc. (BOCA).

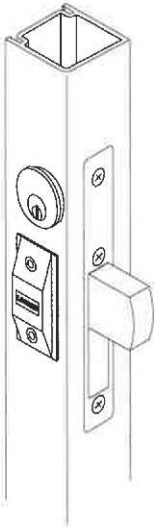
KAWNEER FLUSH BOLT

Description: A standard pair of doors includes top and bottom flush bolts in the inactive leaf. The flush bolts provide two inactive leaf "lock" points in addition to the active leaf which locks into the inactive leaf. They are flush mounted in the nose of the door stile and are finished to match.



Labels and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

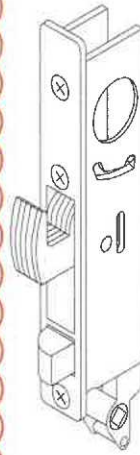
Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2015



EXIT INDICATOR

Description: The zinc alloy indicator escutcheon is 1-3/8" (34.9) x 2-5/8" (66.7) and 3/8" (9.5) projection from the door face. It is finished with silver epoxy and clear enamel. The sign has black lettering on an aluminum background.

Application: This device is optional for use with the deadbolt (MS 1850) or hook bolt (MS 1850-050) to indicate the lock position; open or locked. In some local building safety codes, this device allows the use of a deadlock in lieu of a panic exit device.



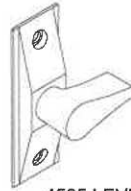
ADAMS RITE MS+1890 DEADLOCK/LATCH COMBINATION

Description: The lock features two lock points in one lock housing. The upper hookbolt portion is activated or thrown with the turn of a cylinder key. The lower latchlock portion is spring lever or paddle actuated. The hookbolt is designed to resist sawing or prying attempts. A standard cylinder diameter of 1-5/32" (29.4) and MS Cam are required for the hookbolt. The standard 4565 handle, 1-1/2" (38.1) long is used with the latch lock. Latch paddle 4590 as described below may also be used with the latch lock.

Application: Provides deadlock security after hours and selective traffic control during or just after business hours. Both lock points can be retracted for free traffic flow. Retracting the hookbolt and activating the latch lock will permit exit-only traffic. The device is applicable to single or pairs of doors.



4560 LEVER



4565 LEVER

ADAMS RITE 4510 DEAD LATCH

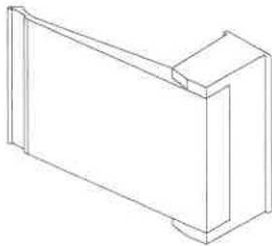
Description: Cylinder key operation from the exterior or lever handle interior operation retracts the spring loaded latch bolt. Deactivation or "dogging" is achieved with a reverse turn of the cylinder key. An auxiliary bolt deadlocks the latch bolt to prevent unwarranted "loiding" or caseknife entry. Lever handle 4560, 3-1/2" (88.9) is standard. An optional 4565, 1-1/2" (38.1) handle or 4590 latch paddle may be used. Backset is 1-1/8" for all doors.

Application: This device offers flexibility of traffic control during and after business hours. The device can be "dogged" or retracted for free traffic flow during business hours or locked on the exterior after hours. When locked, egress from the building is accomplished by depressing the lever handle. The latch lock does not provide the security of deadbolt type locks because of the shorter throw.

ADAMS RITE 4590 LATCH PADDLE DEVICE

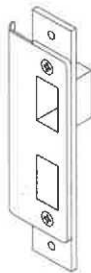
Description: The escutcheon is 4" (101.6) high by 1-11/32" (34.1) wide. Total width of paddle and housing is 5-7/16" (137.9). Neutral projection of the paddle from the door face is 2-5/16" (58.6).

Application: Designed for use with the 4510 latch or MS+1890 lock/latch. A latched entrance can be opened by pushing or pulling the paddle in the direction of the door swing.

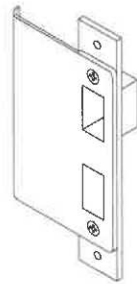


ADAMS RITE STANDARD LATCH STRIKES

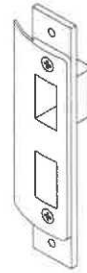
Description/Application: A flat strike is jamb mounted for single acting butt hung or offset pivot doors. The elongated lip strike is jamb mounted for center hung single acting doors. A pair of doors requires the radiused strike mounted on the inactive leaf stile. The strike plates are satin buffed stainless steel.



LONG LIP



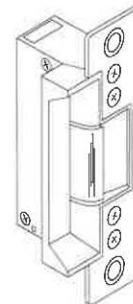
FLAT

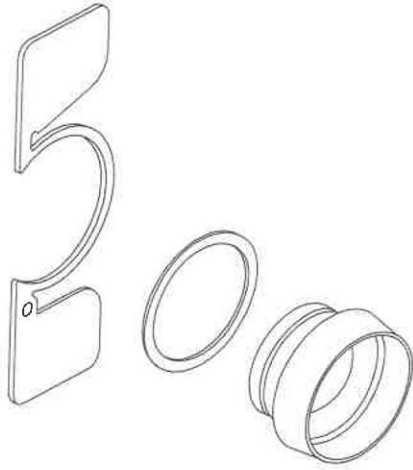


RADIUSED

ADAMS RITE 7130 ELECTRIC STRIKE

Description/Application: The 7130 Series electric strike is designed for use with the 4510 latch lock to allow remote traffic/door control. It operates on 24V AC or 12V DC and is UL listed. For proper operation the anticipated duty, intermittent (std.) or continuous, should be specified. May be jamb mounted for single door or mounted in inactive leaf for pair of doors.

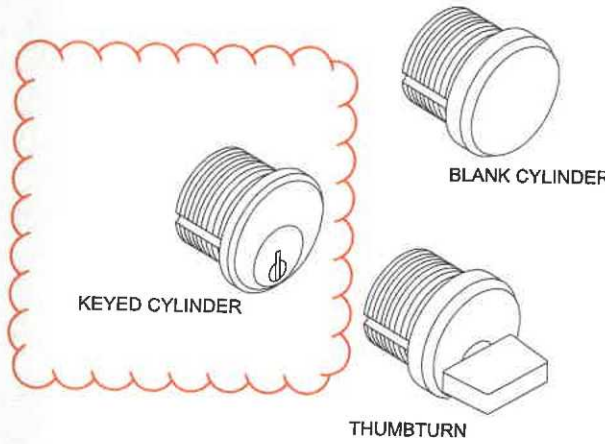




CYLINDER GUARD

Description/Application: The cylinder guard is a collar designed to protect the vulnerable soft cylinder. Its hardened steel material and tapered shape offers poor grip for prying or twisting attempts. The guard is held in place with a hardened steel retainer plate for additional security. For use with the Adams Rite MS 1850, 1850-050, +1890, or 4510 locks and latches.

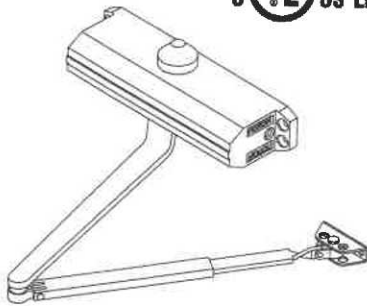
Laws and currency and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.



KAWNEER LOCK CYLINDERS

Description: Kawneer standard cylinders are 5 pin-mortised with a diameter of 1-5/32" (29.4). As shown in the illustration, the cylinders are key operated, thumbturn operated or blank. Keyed alike cylinders are available to meet various keying schemes. The cylinder scalps and thumbturns are finished to match the door.

necessary for product improvement.
© Kawneer Company, Inc., 2015

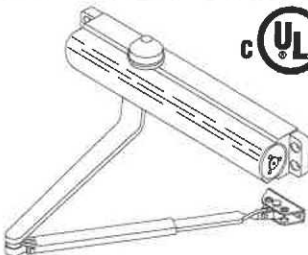


NORTON 1601

Description: The Norton 1601 is ANSI Grade 1 certified and is the standard offering in Kawneer's entrance package program. The compact closer design blends well with narrow aluminum door and frame sightlines. This versatile and rugged surface closer features hydraulic spring power controlled rack and pinion operation. The Norton 1601 offers adjustable spring sizes 1 - 6 and is ADA compliant for interior doors. The closer is non-handed, with separate adjustment for sweep and latch ranges are standard, an adjustment screw controls the back-check. Drop plates, corner brackets, and hold open arms are optional accessories.

Application: Closer mounting options are: Hinge (Pull) Side Mounting; the closer is mounted to the top door rail with the arm attached to the transom bar/header. Top Jamb (Push Side) Mounting; the closer is mounted to the transom bar/header. Parallel Arm (Push Side) Mounting; the closer is mounted to the top door rail with the arm and soffit plate attached to the transom bar/header. Parallel Arm mounting folds the closer arm parallel to the transom bar/header and minimizes the arm projection. The closer is suitable to areas of medium traffic volume.

Finish: Painted to match #17 finish and #40 finish.

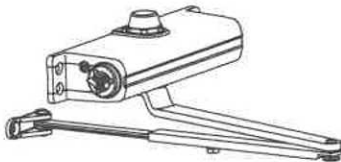


NORTON 8101

Description: A versatile, compact surface closer featuring spring and hydraulic powered rack and pinion operation. The closer incorporates field adjustable spring power and adjustable backcheck cushioning. The power can be adjusted by 50% by rotating the nut on the end of the closer to achieve an effective closer range of a size 2 through 6. The closer is non-handed with individual adjustable sweep speed and latch speed controls.

Application: See 1601 closer above.

Finish: Painted to match #17 finish or #40 finish.

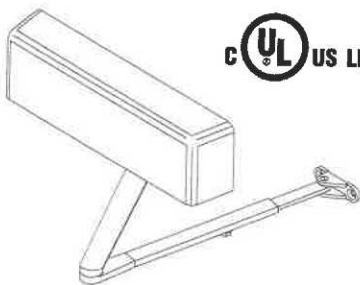


LCN 1260 SERIES

Description: A versatile closer incorporating spring and hydraulic powered rack and pinion operation with a 1-5 spring power adjustment. The 1261 is a one-piece cast iron closer to ensure reliability, extra leak protection, and longer closer life. An adjustable backcheck cushion is also standard. The 1261 is offered in a full range of arm options including heavy duty, extra duty, hold open, cushion and stop, and spring cushion. Adapter plates, cover, and other accessories are also offered. As with all LCN closers, a "peel and stick" template comes standard with each closer for faster closer installation.

Application: See 1601 closer above.

Finish: Painted to match #17 finish or #40 finish.

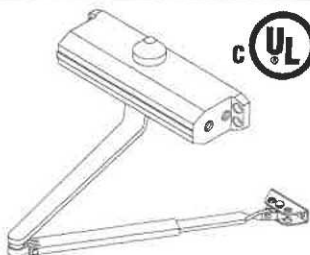


LCN 4040 XP

Description: A versatile closer incorporating spring and hydraulic powered rack and pinion operation. The closer spring power is field adjustable over a wide range for various power requirements. An adjustable back check cushions the opening swing prior to 90 degrees in all applications. Adapter plates, hold open arms, and other accessories are available.

Application: Closer mounting options are: Hinge (Pull) Side Mounting; the closer is mounted to the top door rail with the arm attached to the transom bar/header. Top Jamb (Push Side) Mounting; the closer is mounted to the transom bar/header. Parallel Arm (Push Side) Mounting; the closer is mounted to the top door rail with the arm and soffit plate attached to the transom bar/header. Parallel Arm mounting folds the closer arm parallel to the transom bar/header and minimizes the arm projection. The closer is adaptable to special applications and medium and heavy traffic volume.

Finish: Painted to match #17 finish, #29 finish or #40 finish.



FALCON SC 60

Description: This economical and adjustable spring surface closer features hydraulic spring power controlled rack and pinion operation. The closer is non-handed, with separate adjustments for sweep, latch and back check. The adjustable power shoe allows total closer power adjustment of 15%. Plates, Parallel Arms and Hold-Open Arms are optional accessories.

Application: See 1601 closer above.

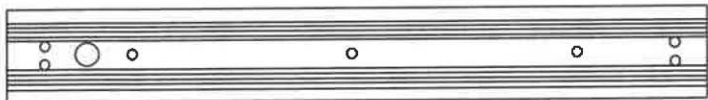
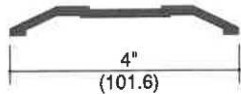
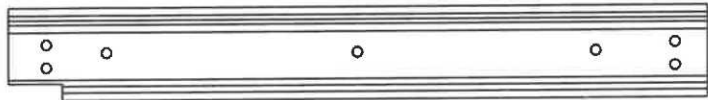
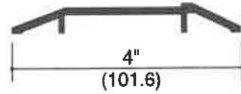
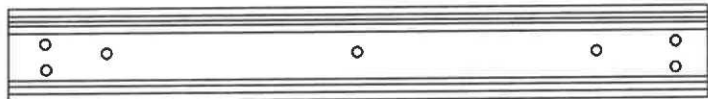
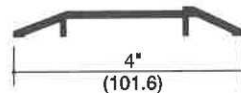
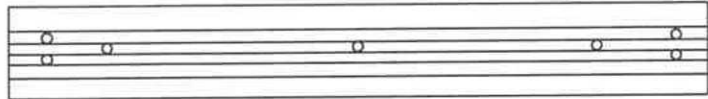
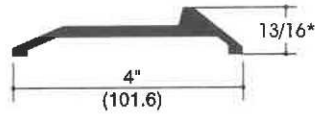
Finish: Painted to match #17 finish or #40 finish.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2015

KAWNEER THRESHOLDS

Description/Application: Kawneer thresholds are factory fabricated and prepared for the appropriate hinging and locking hardware. They are extruded-mill finish aluminum and are engineered for maximum strength as an integral part of the door and frame. Threshold height from the finished floor is 1/2" (12.7 mm) except as noted.

	<p>CENTER HUNG For Concealed Overhead Closer</p> 
	<p>OFFSET PIVOT For Overhead Closer</p> 
	<p>BUTT HUNG For Overhead Closer</p> 
	<p>OPTIONAL For Offset Pivot and Butt Hung Doors</p> 

* On units that require ADA compliance the standard 1/2" high, offset pivot/butt hung threshold with bottom sweep will be supplied.

Laws and building and safety codes governing the design and use of glazed entrances, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2015

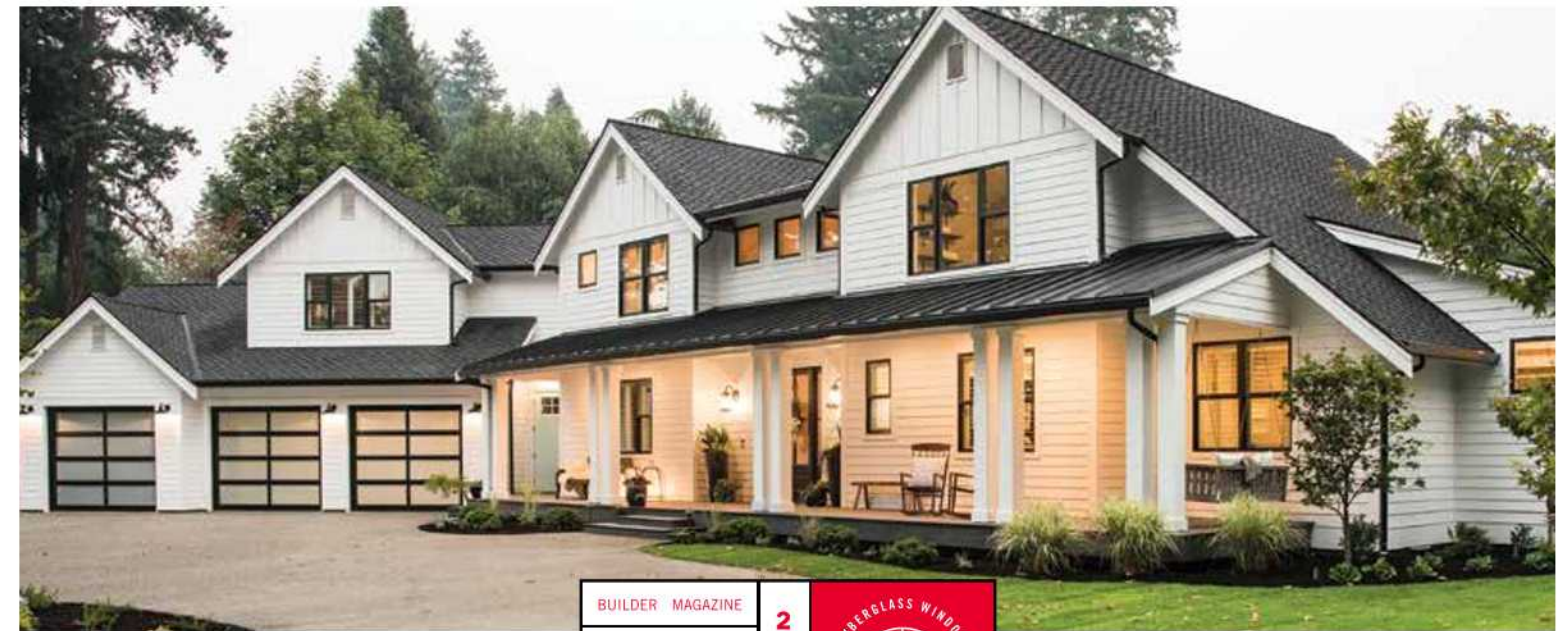


ULTRA™ SERIES

PREMIUM FIBERGLASS
WINDOWS & PATIO DOORS



STUNNING AND MODERN WITH VISUAL IMPACT
STRONG AND BUILT TO LAST



Modern design. Stunning visual impact.

Ultra™ Series is our contemporary premium fiberglass window and patio door line that is strong and built to last.

The fiberglass material resists swelling, rotting, and warping making it the perfect choice for long-lasting durability coupled with exceptional beauty.

Awarded Most Used and Most Recognized window brand in the Western United States*, Ultra Series offers high performing and energy efficient windows and patio doors for an upscale look that can complement any home.

*2019 Builder Magazine Brand Use Study

ULTRA SERIES OFFERS:

- Fiberglass frames are resistant to temperature fluctuations making them a durable, low maintenance choice
- Window hardware is attractive, secure and easy to operate
- Four exterior frame colors to enhance the look of your home
- Matching interior and exterior frames in Black Bean or Bark to create the popular dark window look
- A Full Lifetime Warranty that includes Glass Breakage coverage



Why Milgard Windows & Doors

Quality

Milgard offers award-winning windows and patio doors built for long-lasting comfort. For over 50 years, industry experts have consistently recognized Milgard as a trusted brand, ranking us as Most Used and Most Recognized fiberglass window brand*.

*According to the 2019 Builder Magazine Brand Use Study in the western U.S.

Experience

Since 1962, Milgard has designed and assembled superior custom-made windows and patio doors for replacement, remodeling and new construction. Milgard is known for their industry-leading designs, using patented technologies, that help make your home more comfortable.

Service

We have always taken great pride in our ability to provide exemplary customer service. We believe that being close to our customers allows us to provide a better service experience. You'll find Milgard factory trained technicians near you in the Western U.S. and Canada.

Full Lifetime Warranty

We have a dedication to quality and build our windows and patio doors to last. With Milgard, you're covered for as long as you own your home with our industry-leading Full Lifetime Warranty. See complete details at MILGARD.COM



Create the home of your dreams with the ultimate, upscale window that's exceptionally beautiful

Define Your Home with Windows

Your style, envisioned. Ultra™ Series fiberglass windows offer the performance and energy efficiency you want coupled with a contemporary style that creates a visual impact. With four exterior frame colors and five window hardware finishes, you can create the perfect look to elevate and add value to your home.



Single Hung

HARDWARE

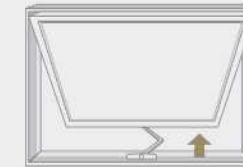
Positive Action™ Lock, Cam Lock, Sash Pull



Casement

HARDWARE

Folding Nesting Operator, Sash Lock



Awning

HARDWARE

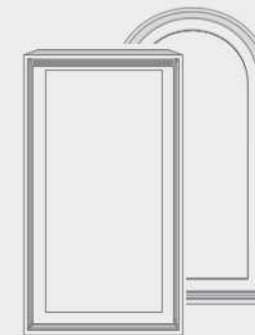
Folding Nesting Operator, Sash Lock



Horizontal Slider

HARDWARE

Positive Action Lock, Cam Lock, Sash Pull



Picture and Radius

HARDWARE

Non-operable



Bay and Bow

HARDWARE

Dependent on your window selection



Positive Action Lock, Clay



Cam Lock, Bronze



Sash Pull, White



Folding Nesting Operator, Black



Sash Lock, Brushed Chrome

Window hardware is available in white, clay, dark bronze, black, and brushed chrome for all operating styles. Satin Nickel is available for casement and awnings only. Clay not available in all areas.



Modern Design Trend

Milgard brings you the latest in contemporary looks for your home. Ultra™ Series windows and patio doors can help you create the popular dark window look with matching interior and exterior frames in Black Bean or Bark. If you are designing a home with a modern aesthetic, Ultra Series is for you.



Harmony Casement and Picture Windows



Black Bean Single Hung Windows

Make a Statement with Color



Exterior Colors
Choose white or color-matched interior

Colors shown are approximate. Visit your local Milgard Certified Dealer to see accurate paint samples.

Ultra™ Series Patio Doors

Create a grand entrance with Ultra Series fiberglass, French-style patio doors. These French doors are a simple addition that can add intricate detail in any room. Available in traditional swing style or sliding, you can enjoy a beautiful view of the outdoors while admiring the elegance of the door itself.

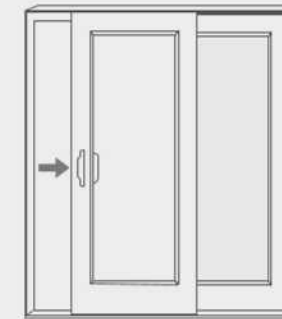


2 panel In-Swing Door, Black Bean



2 panel Sliding Door, Harmony

2 Panel Out-Swing Door, White



Sliding French Doors

- Engineered with a weather-strip system and top-quality rollers for impressively smooth and quiet operation
- Superior energy performance with SunCoat® Low-e glass coatings
- Stainless steel, multi-point locking hardware for security and high performance
- Available in 1, 2, 3, and 4 panel configurations
- Full Lifetime Warranty with Glass Breakage Coverage for as long as you own your home

OPTIONS

- Exterior keyed lock
- Standard screens or optional PureView® screen mesh for enhanced visibility

SIZING (Can vary by location)

1 Panel	Min 2'6" w x 6'8" h	Max 4'0" w x 8'0" h (fixed)
2 Panel	Min 5'0" w x 6'8" h	Max 8'0" w x 8'0" h
3 Panel	Min 7'6" w x 6'8" h	Max 12'0" w x 8'0" h
4 Panel	Min 10'0" w x 6'8" h	Max 12'0" w x 8'0" h

HARDWARE

Standard and decorative upgrade options available



Swing French Doors

- Choose an in-swing or out-swing operating style with two-way adjustable hinges for easy door panel alignment
- Superior energy performance with SunCoat® Low-e glass coatings
- Stainless steel, multi-point locking hardware for security and high performance
- Available in 1, 2, 3, and 4 panel configurations
- Full Lifetime Warranty with Glass Breakage Coverage for as long as you own your home

OPTIONS

- Choose from standard or PureView® screen mesh for enhanced visibility on in-swing sliding screens
- Retractable screen also available (Not available in all sizes)
- Expand your view with sidelites and transoms

SIZING (Can vary by location)

1 Panel	Min 2'6" w x 6'8" h	Max 3'0" w x 8'0" h (fixed or operable)
2 Panel	Min 5'0" w x 6'8" h	Max 6'0" w x 8'0" h
3 Panel	Min 7'6" w x 6'8" h	Max 9'0" w x 8'0" h
4 Panel	Min 10'0" w x 6'8" h	Max 12'0" w x 8'0" h

HARDWARE

Standard and decorative upgrade options available

Sizes can vary by location. Your Milgard Certified Dealer can provide more detail on sizes available in your area.



Choose Your Door Hardware

Sliding Door Hardware

STANDARD OPTIONS *(interior and exterior)*

- Standard handle available in white, tan, dark bronze, clay, and black
- Handle can come either keyed, or unkeyed

DECORATIVE UPGRADE OPTIONS

- Sliding door handle is available in brushed chrome or satin nickel finish as an upgraded option
- Keyed alike option available for multiple doors on the same order



STANDARD INTERIOR HANDLE, WHITE

STANDARD EXTERIOR HANDLE, BLACK

Swing Door Hardware

STANDARD OPTIONS *(interior and exterior)*

- Madrona™ swing door handle is available in white, tan, dark bronze, clay, and black
- ADA-compliant door handle and low-profile sill option available *See your Milgard Dealer for more information*



MADRONA SWING DOOR INTERIOR HANDLE, SATIN NICKEL UPGRADE

MADRONA SWING DOOR EXTERIOR HANDLE, WHITE

DECORATIVE UPGRADE OPTIONS

- Meridian™ and Mastri™ handle designs available in white, tan, dark bronze, clay, and black
- Decorative upgrade options for Madrona™, Mastri™, and Meridian™ handles include brushed chrome and satin nickel finishes
- Keyed alike option available for multiple doors on the same order



MASTRI INTERIOR HANDLE SATIN NICKEL

MERIDIAN INTERIOR HANDLE DARK BRONZE

SIDELITE HANDLE BRUSHED CHROME

SIDELITE HANDLE

- Available for operable sidelites
- Sidelite handle finish will match interior door handle finish selection

Hardware Finishes



White

Clay

Dark Bronze

Tan

Black

Satin Nickel

Brushed Chrome

Make it Your Own



Grids

Express your creativity and dramatically increase your home's curb appeal with our virtually endless grid options. Select grid choices placed inside our insulated glass units for easiest window cleaning.

VISIT MILGARD.COM/GRIDS TO SEE FULL COLLECTION OF OPTIONS



FLAT GRID



SCULPTURED GRID



3/4" VINTAGE



1-1/8" VINTAGE

Decorative Glass

For rooms, such as the bathroom, we offer obscure glass for privacy or decorative flair. We also have tinted glass for additional shading from direct sunlight.

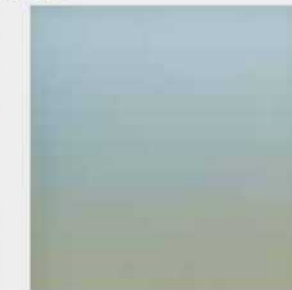
VISIT MILGARD.COM/GLASS TO SEE FULL COLLECTION OF OPTIONS



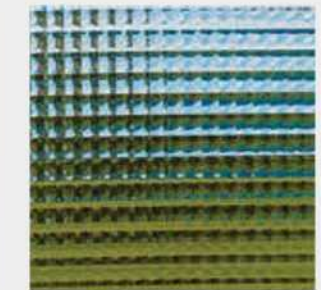
P516



RAIN



MATELUX



CROSS REED



Details That Matter

Exceptionally Strong

The strength of fiberglass protects your investment from the elements in all seasons. Because of its inherent properties, fiberglass won't swell like wood and it expands and contracts at the same minimal rate as the glass it holds for improved energy efficiency.

Fiberglass won't crack, peel, warp, split, pit or corrode and is virtually impervious to water. Milgard regularly tests its fiberglass lineals for color uniformity, gloss, film thickness and chemical resistance for quality and long-lasting performance you can count on.

Installation Configurations



Block

Nail Fin

Z-Bar

Energy Efficiency

Tested and Built for Your Climate

At Milgard, we help homeowners like you make an impact on their energy consumption by offering energy efficient windows and patio doors designed for your homes comfort.

We make it easy to meet local energy codes and green building efficiency standards with a selection of energy packages you can tailor to your specific climate. We conduct thermal simulations to improve energy performance and we adhere to ENERGY STAR® v6 requirements that meet or exceed U-Factor and Solar Heat Gain Coefficient (SHGC) criteria in the areas we serve.



ZONE	U-Factor	SHGC
ENERGY STAR v6 Northern	0.27	-
ENERGY STAR v6 North-Central	0.30	0.40
ENERGY STAR v6 South-Central	0.30	0.25
ENERGY STAR v6 Southern	0.40	0.25
R5	0.20	-

Your energy efficient windows could include one or more of the following features based on your climate.

- SunCoat® or SunCoatMAX®
- EdgeGardMAX™
- Argon or Krypton
- 4th Surface Low-e
- Triple Glaze



For more information including technical specifications and reviews, visit

MILGARD.COM/ULTRA

Ultra™, PureView®, Positive Action™, SunCoat® and SunCoatMAX® are trademarks of Milgard Manufacturing, LLC

ENERGY STAR® is a registered trademark of the U.S. Environmental Protection Agency. Milgard Windows is proud to be an ENERGY STAR® partner, with all Ultra Series products ENERGY STAR® qualified for all U.S. zones.

Milgard Ultra Series windows and doors meet criteria for structural integrity and reliable performance established by the American Architectural Manufacturers Association (AAMA). Consult your Milgard representative for specific test information.

ULT-0420 © 2020 Milgard Manufacturing, LLC

EXHIBIT 4 – STAFF REPORT

DATE: May 4, 2022
TO: Historic Landmark Committee (HLC) Members
FROM: Adam Tate, Associate Planner
SUBJECT: Update on Historic Outreach & Engagement Program and Activities
STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

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

Report in Brief:

This is an update on three items related to Historic Preservation Education and Outreach:

- The Outreach and Engagement Program funded by the Certified Local Government (CLG) grant.
- Speaker Series
- A Proclamation in recognition of May as Historic Preservation Month.

This is an informational update only, and no action is required.

Background:

1. Certified Local Government (CLG) Grant

The City was awarded as CLG grant to be used for promoting and marketing historic properties in McMinnville. This is being done through development of a series of posters and pamphlets. The grant deadline for completion of work is 8/31/2022.

Posters. The program includes development of 30 posters of historic sites which were selected by the Committee. Staff has been working with Nectar Graphics to develop and review the posters. The first five (5) posters will debut in May, one shared each week on the City's social media channels. The remaining 25 posters will

debut in June and be widely shared during the summer months that the program runs.

We will be releasing the posters in May as a way to kick off National Historic Preservation Month. A preview of the first five designs that have been approved to be released in May are attached as **Attachment 1**.

Pamphlets. Nectar Graphics is also developing two pamphlets. The pamphlets are still in the development stage as City Staff and Nectar Graphics continue to collaborate on what the final product will be. Staff hope to review drafts from Nectar Graphics by late May/Early June and get final designs published quickly after the initial review. The pamphlets will be linked to updated webpages for the City's Historic Preservation Programs linked to the main Planning website.

The first pamphlet will be all about the 30 sites the Committee selected. It will have a map showing their locations around the city, and then a page highlighting each site, with a photo and a paragraph about each site's history and significance.

The second pamphlet will be a "how-to" guide for homeowners and property owners that want to make updates to their historic properties. It will explain the process and provide more information about historic preservation in McMinnville and the Historic Landmarks Committee.

2. Speaker Series

The speaker series will kick-off in June. The plan is for two speakers, City staff is in talks with a second speaker, but do not have confirmation yet. We have a tentative date for our first speaker. On Thursday, June 16th, Michael Haffner will speak about the history of transportation in McMinnville, and cover topics such as:

- Street grids/stamps
- Railroads, stations and the electric interurban rail
- Ralph Wortman (who brought the first car and airplane to McMinnville)
- the highway network
- McMinnville's little known historical bridge networks.

The tentative location for Michael Haffner's speech will be McMinnville Civic Hall, time TBD due to the venue hosting a Planning Commission meeting later that evening. More details will be announced soon.

3. Historic Preservation Month Proclamation

At the April 26 City Council meeting, the Mayor read a proclamation proclaiming May as Historic Preservation Month. A copy of the proclamation is attached as **Attachment 2**.

Attachment 1. Posters



**City of
McMinnville**

HISTORIC PRESERVATION

First Baptist Church • Est. 1926

SCAN
to learn more



OR VISIT
www.mcminnvilleoregon.gov/planning



City of McMinnville

HISTORIC PRESERVATION

McMenamins / Hotel Oregon • Est. 1905

SCAN
to learn more



OR VISIT
www.mcminnvilleoregon.gov/planning



City of McMinnville

HISTORIC PRESERVATION

Linfield Observatory • Est. 1894

SCAN
to learn more



OR VISIT
www.mcminnvilleoregon.gov/planning



City of McMinnville

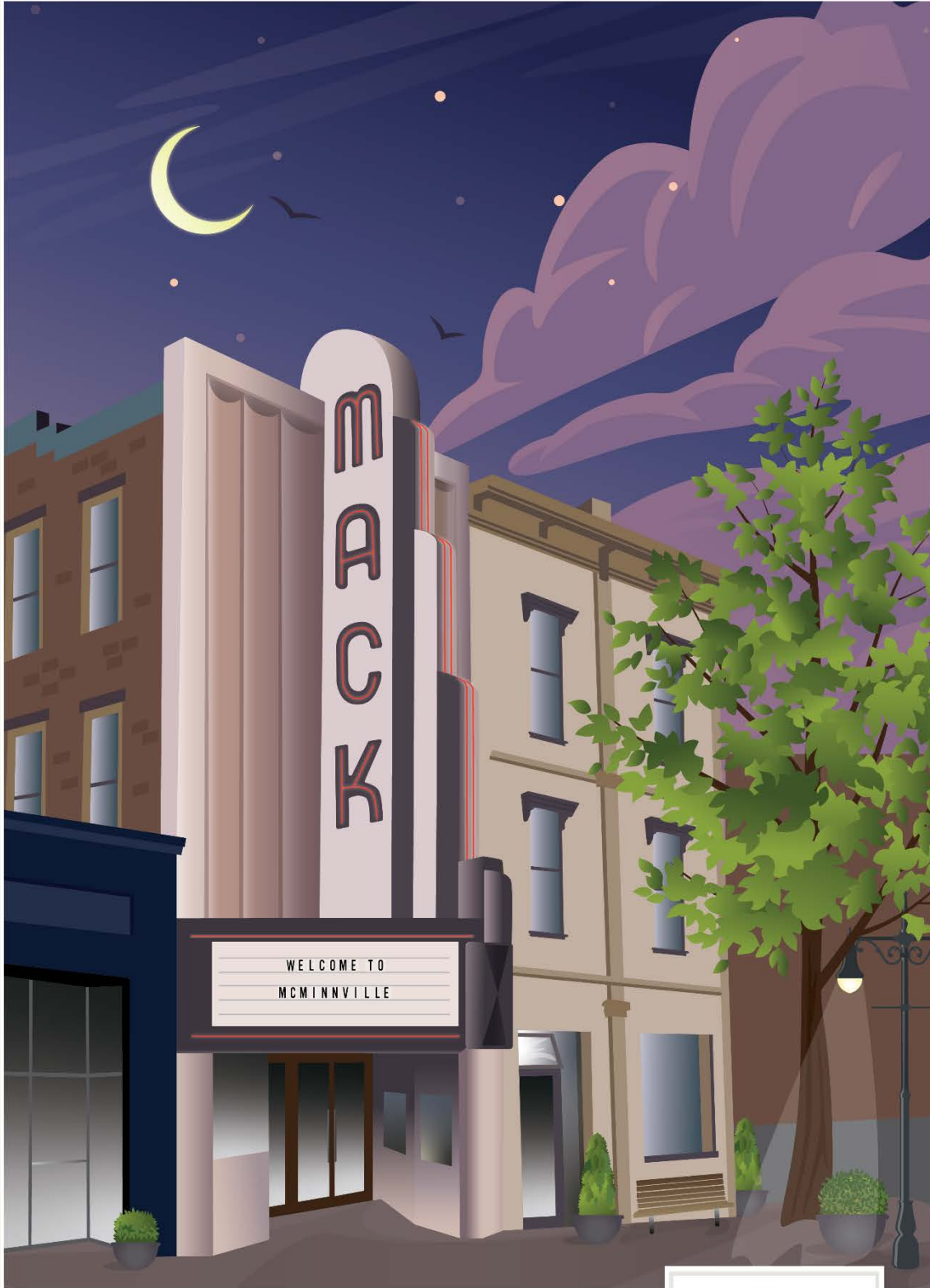
HISTORIC PRESERVATION

McMinnville City Park • Est. 1908

SCAN
to learn more



OR VISIT
www.mcminnvilleoregon.gov/planning



City of McMinnville

HISTORIC PRESERVATION

Mack Theater/Cook Building • Est. 1886

SCAN
to learn more



OR VISIT
www.mcminnvilleoregon.gov/planning

Attachment 2. Historic Preservation Month Proclamation



PROCLAMATION

Whereas, the National Trust for Historic Preservation, a nonprofit dedicated to protecting America's historic buildings, landscapes, and neighborhoods, established an annual celebration of historic preservation across the country; and

Whereas, this celebration, known as National Historic Preservation Month, was first established and observed by the National Trust for Historic Preservation in 1973; and

Whereas, National Historic Preservation Month is now observed in the month of May every year throughout the country; and

Whereas, the City of McMinnville has a rich history as the primary social and economic center of the Yamhill County region; and

Whereas, the McMinnville Downtown Historic District, the economic center of our city focused on Third Street, is listed on the National Register of Historic Places; and

Whereas, the City of McMinnville promotes and protects its historic buildings and sites through a locally adopted Historic Resources Inventory, managed by the Historic Landmarks Committee, which includes numerous buildings and sites dating back as far as 1853; and

Whereas, the protection of our historic resources enhances the economic vitality of our community, beautifies our built environments, and instills in our community members a sense of pride in the historic importance of the City of McMinnville.

NOW, THEREFORE, I, Scott A. Hill, Mayor of the City of McMinnville, do hereby proclaim **May 2022** as

HISTORIC PRESERVATION MONTH

in the City of McMinnville, and I urge all citizens to celebrate Historic Preservation Month and support efforts to protect our valued historic resources throughout the city.

In Witness Whereof, I have hereunto set my hand and caused the official Seal of the City of McMinnville to be affixed this 26th day of April, 2022.

Scott A. Hill, Mayor